

Washington Township

Comprehensive Plan



December
2003

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**WASHINGTON TOWNSHIP
COMPREHENSIVE PLANNING COMMITTEE
LICKING COUNTY, OHIO**

October 2003

Dear Resident of Washington Township:

In April 2002, the Washington Township Trustees held an open meeting with township residents about comprehensive planning. From this meeting the trustees formed the Washington Township Comprehensive Planning Committee. The purpose of this committee was to develop a comprehensive plan to help provide meaningful and logical development of the township that is consistent with the desires and interests of the township residents.

This committee held monthly public meetings, conducted a township survey and held a public visioning session. There were also outside specialists who presented data about our township in order to have the best information available to develop this plan before it is presented to the residents and the Trustees. The committee believes that this plan reflects the interests and desires of the township residents for development, management and future land use in Washington Township.

I would like to thank the members of the Washington Township Comprehensive Planning Committee, the Washington Township Trustees, residents and the Licking County Planning Commission for their efforts in the development of this plan. I believe that this plan will be an important tool in achieving the land use goals expressed by township residents, maintaining the rural character and prime farm land while managing future growth and development.

Sincerely,

Frank Hall
Chairperson
Washington Township Planning Committee

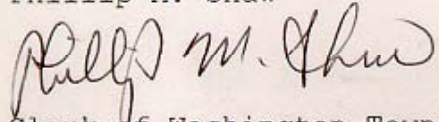
**Washington Township
Board of Trustees
P.O. Box 755
Utica, Ohio 43080**

December 8, 2003

The Washington Township Board of Trustees met in regular session.

Resolution 03-11 - Mr. Torrens moved to accept the Comprehensive Plan for Washington Township as presented to the Board by the Washington Township Planning Committee. Seconded by Mr. Londot. Vote: Mr. Londot, yes; Mr. Torrens, yes; Mr. Coad; yes. Motion carried.

Phillip M. Shaw

A handwritten signature in dark ink, appearing to read "Phillip M. Shaw", written over the printed name.

Clerk of Washington Township

Committee Members

The Washington Township Planning Committee consisted of a combination of Township residents, Township officials, and various staff members of the Licking County Planning Commission. The committee included the following individuals:

Members Appointed by Township Trustees

<i>Frank Hall, Chairperson</i>	<i>James Kiracofe</i>
<i>Judy Hull, Vice-chairperson</i>	<i>Donald Lacy</i>
<i>Martha Balka</i>	<i>Steve Lister</i>
<i>Frank Coad,,Trustee</i>	<i>Monte Londot, Trustee</i>
<i>Nancy Coad</i>	<i>Diane Robinson</i>
<i>James Dickson</i>	<i>Donald Robinson</i>
<i>Jeff Esty</i>	<i>Phil Shaw</i>
<i>Daniel Gorius</i>	<i>Emerson Stout</i>
<i>Debbie Hall</i>	<i>John Torrens, Trustee</i>
<i>Paula Hart</i>	<i>Dean Williams</i>

Licking County Planning Commission Staff

Jerry Brems, Director
Tom Frederick, Assistant Director
Lee Brown
Zack DeLeon
Lucas Haire
Brad Mercer
Kim Workman

Introduction

In most communities, whether at the municipal, township, or county level, the comprehensive plan is not a document that the average resident frequently references. Most often, the local zoning resolution generates more interest than the comprehensive plan because of the immediate and tangible effects that zoning creates. However, when properly designed and implemented, the comprehensive plan can serve as a highly effective and influential tool for any community.

Purpose and Use of a Comprehensive Plan

A comprehensive plan is, as its name indicates, a plan for a community's future that attempts to consider all local and regional factors. It evaluates the state of the community by taking inventory of current demographics, infrastructure, services, and physical characteristics, as well as by assessing the needs and concerns of its residents. The plan then incorporates this information into a series of explicitly stated goals, objectives, and recommendations to be realized by a particular date or within a specific time frame, such as twenty years or the year 2025.

Many of the recommendations within the plan are visualized through the Future Land Use Map, a document that indicates where particular types of land uses have been recommended within the community. It should be emphasized that the Future Land Use Map is *not* a zoning map; rather, it is a collection of *recommendations*. An area on the Future Land Use Map that has been recommended for industrial use, for example, has not been rezoned and will not necessarily host an industrial use in the future. The Future Land Use Map and the comprehensive plan are guides that should be considered and observed by local officials when making decisions concerning the community.

Why Adopt a Comprehensive Plan?

With or without a comprehensive plan, local officials should base their decisions on what they perceive to be best for the community's future. But how can officials demonstrate that these decisions are neither arbitrary nor biased, and that they do in fact represent the community's best interest? A comprehensive plan is a legally and locally adopted document, and it is formulated by a committee of residents using public input. As such, courts have consistently upheld decisions that are based on the recommendations of a comprehensive plan. In fact, Ohio law goes as far as to *necessitate* comprehensive planning for townships that implement zoning. According to Chapter 519.02 of the Ohio Revised Code, "For the purpose of promoting the public health, safety, and morals, the board of township trustees may *in accordance with a comprehensive plan* regulate by resolution the...uses of land for trade, industry, residence, recreation, or other purposes in the unincorporated territory of such township..."

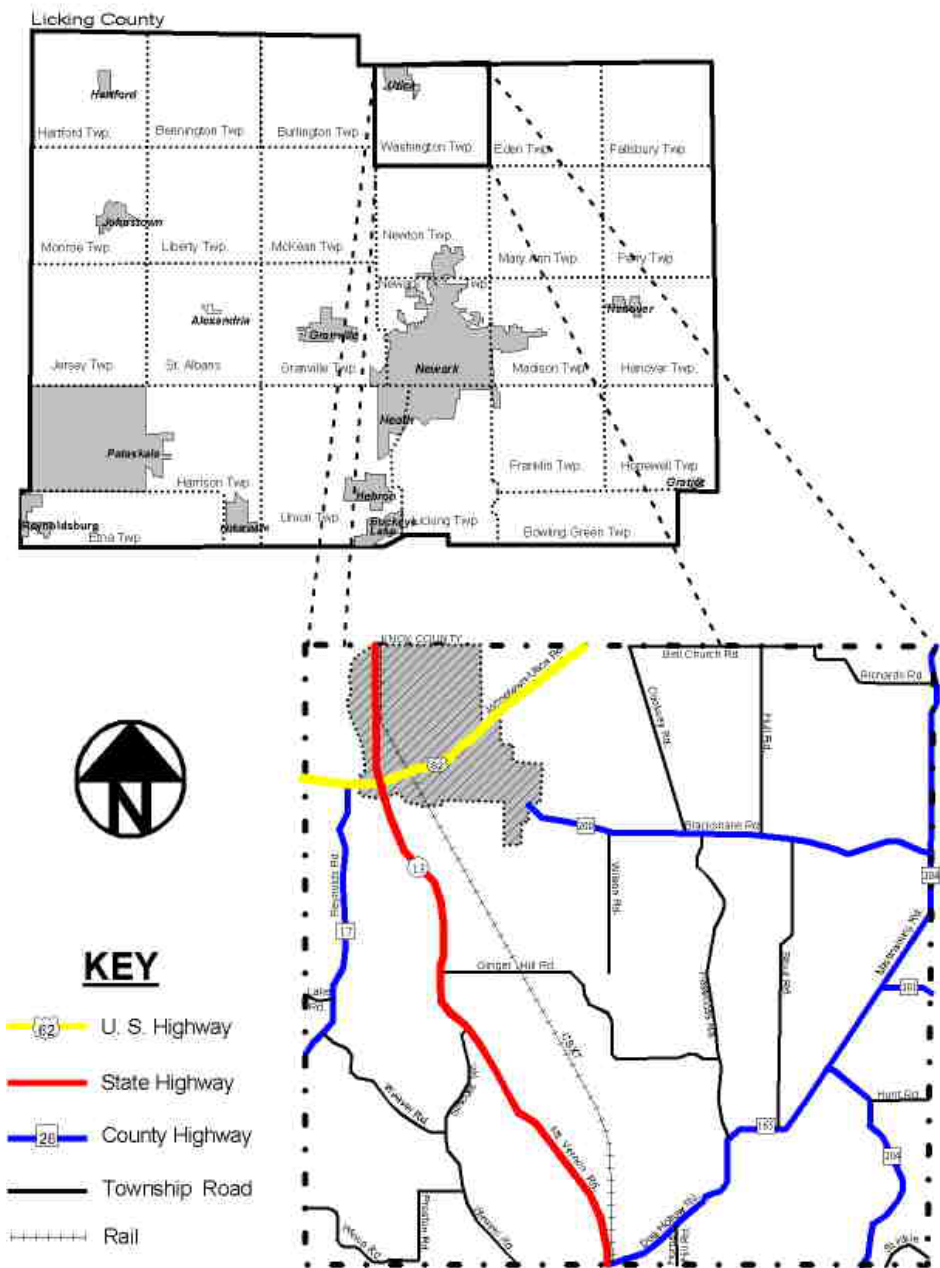
Many communities regard comprehensive planning as unnecessary until there is some evidence that change is imminent. In doing so, they fail to realize that the very purpose of comprehensive planning is to be proactive in influencing the community's future. Washington Township is not facing any immediate growth pressures, but its combination of rural character and proximity to highways is likely to inspire growth in

the next twenty years. When that occurs, Township residents will benefit from an established plan that was designed to protect the community in the face of change.

Location and Planning Area

Washington Township is a mostly rural township that occupies approximately 22 square miles in north-central Licking County (See Figure 1). Washington Township borders Knox County to the north, Burlington and McKean Townships to the west, Newton Township to the south, and Eden Township to the east. The majority of the Village of Utica is located in the northwest corner of Washington Township. Several other cities including Newark, Mt. Vernon and Columbus are easily accessible to the planning area.

Figure 1: WASHINGTON TOWNSHIP LOCATION MAP



History

History of Washington Township

Washington Township was first settled in 1808 and was organized in 1812. It is bordered by Burlington Township on the west, Eden Township on the east, Newton Township to the south, and Knox County to the north.

The first known occupants of Washington Township were the Mound Builders. Evidence of Hopewell and Adena artifacts along with several earthen and stone mounds were found throughout the township. The largest of these mounds were located south of Utica between the Village and Smoot Lake.

The Native Americans had generally moved further north and to the west when the first settlers moved into the township. In 1808, Joseph Conrad and his wife Jane Butcher Conrad of Virginia purchased a farm in northern Washington Township near the Licking-Knox County line. Other early settlers soon followed. Between 1808 and 1810 these included John Lee, John Moore, William Blackburn, Patrick Moore, Nathaniel Kirkpatrick, William Robertson, Abel Wilson, Philip Smoots, John Haas, and John McKnaughton. Then in 1812 after enough settlers had arrived, Washington Township was organized.

Two of the township's earliest settlers, Maj. William Robertson and his brother James, purchased land upon which Utica now stands in 1810. In the spring of 1811, they constructed an original mill upon the site of the present mill. In 1810 Major Robertson laid out the only village in the township and it was first called Wilmington.

When the population reached 100 residents in 1817, the village applied for a post office. It was necessary to change the name because there was already another town in Ohio named Wilmington in Clark County. In order to obtain a post office the new name chosen for the village was Utica. The post office was established in 1820. Another early service provided to the village and the township was a school. The first one room schoolhouse was erected around 1814 on Major Robertson's land.

Joseph Conrad organized the first church in the township in 1810. It was a Methodist church and it continues in Utica as the Utica United Methodist Church. This early church had 30 members and 3 local preachers. The congregation met in a small brick house for 27 years until 1837 when a new church was built.

Washington Township has a long history of agriculture from the early settlers who established the township to the many who continue to farm the area today. The area is considered well watered by the North and Lake Forks of the Licking River and the many tributaries that feed these rivers. In addition, Smoot Lake is a beautiful, naturally created body of water that covers approximately 40 acres when full. All of these water sources have helped the township thrive as an agricultural community throughout its history.

Velvet Ice Cream is the most important industry and has a long history in the township and the Village of Utica. It was established in Utica in 1914. It outgrew its facilities in the early 1960's and moved to its current location at the old gristmill,

which was built in 1817. Ye Olde Mill is also an important cultural asset to Washington Township.

Washington Township's population has grown at a slow rate over the last 30 years, but this pace has increased over the last decade. The township's population increased from 786 in 1990 to 917 in 2000. This is nearly a 17% increase in one decade. This increase is due to more people relocating to more rural settings from nearby growing areas like Columbus, Newark, and Mt. Vernon. With the continued growth of these cities, pressure for development will intensify in Washington Township's traditionally agricultural areas.

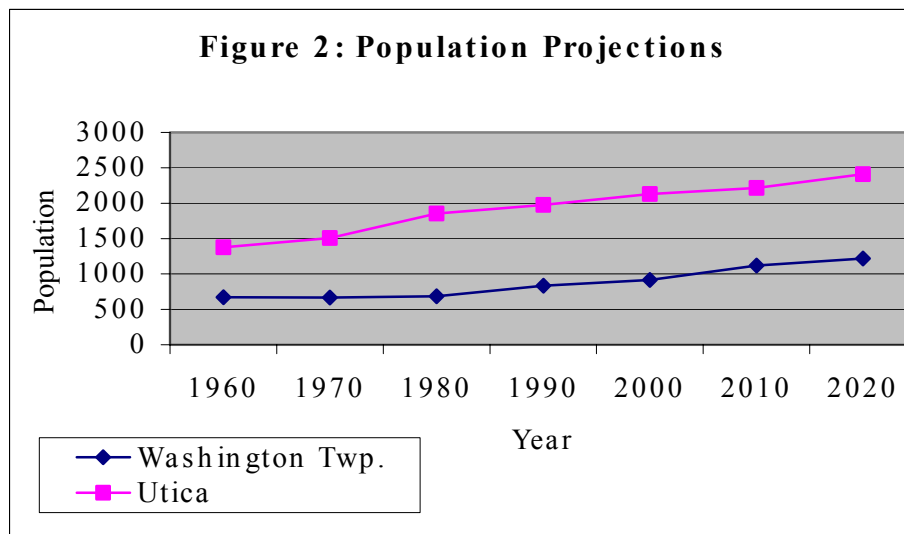
Demographics

Demographic information can be used to project the direction of development in an area. For example, an increase in the number of families with young children or an increase in young couples entering an area can signal the need for new school buildings. Another helpful use of demographic information is to study the age of a certain population. If the population of farmers within the township is nearing retirement this can indicate a change in active farms within the township. Various demographic information, available from the U.S. Census Bureau, is discussed below.

Population

The 2000 census showed the population of unincorporated Washington Township at 917 people. Washington Township contains one incorporated village, Utica. The 2000 population of Utica was 2,130 people. The township has lost very little land by annexation to Utica in the last twenty-five years. The only annexation in this period was of 151 acres in 1997.

Washington Township has experienced steady growth over the past fifty years and that trend will most likely continue in the near future with the growth expectations of Licking and Knox Counties. It is estimated that Washington Township will gain approximately 303 people over the next twenty years or a growth rate of 33%. It is projected that Utica will add 281 people at a growth rate of 13.2%.

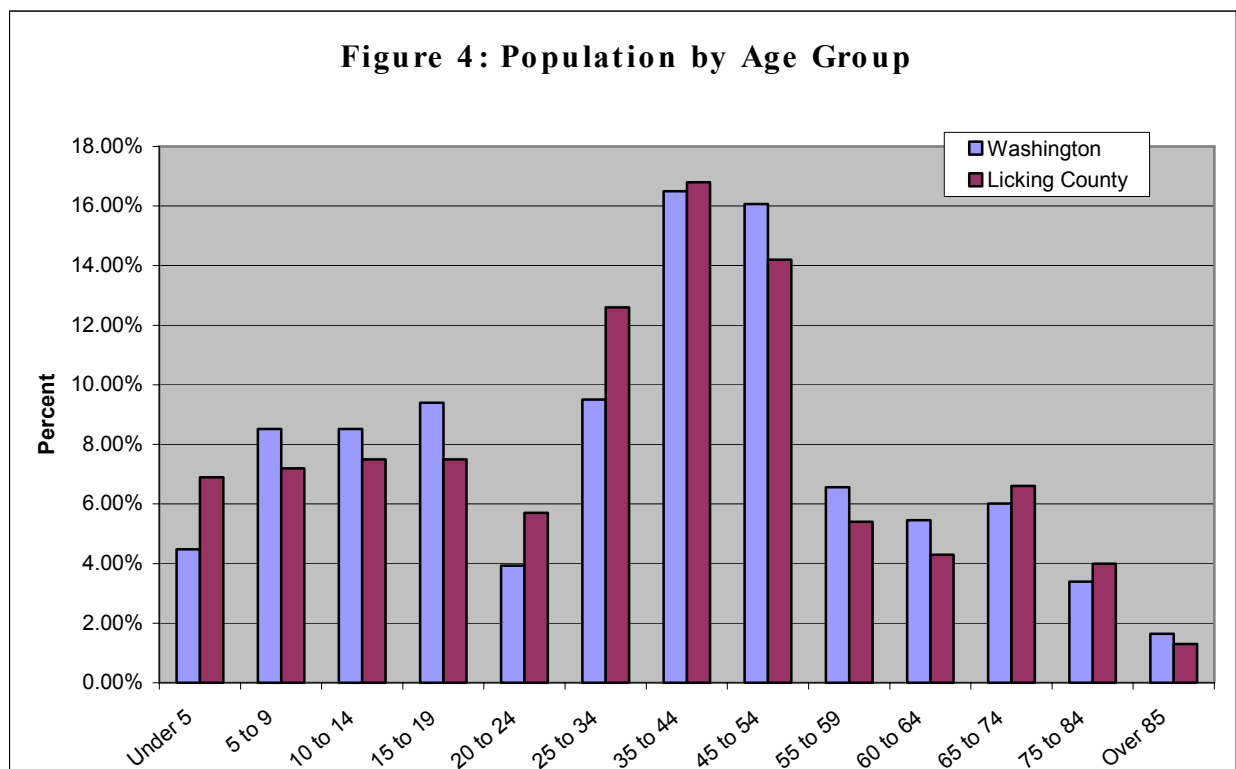


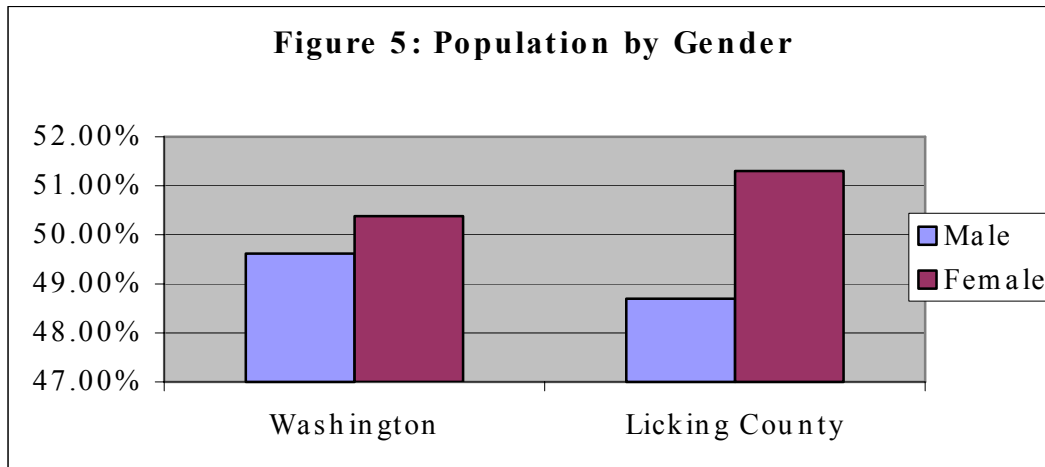
One way to predict the future growth of Washington Township is to examine the growth pattern of neighboring townships with similar characteristics. Similar townships include Burlington, McKean, and Newton in Licking County and Morgan and Clay Townships in Knox County. All the surrounding townships seem to be growing at a steady rate. Newton Township experienced a dramatic increase in population during the 1960's, but has experienced the same rate of growth as surrounding townships since that time.

Figure 3: Area Populations by Decade (1940-2000)							
Townships	1940	1950	1960	1970	1980	1990	2000
Washington	669	668	686	834	800	786	917
Village of Utica	1376	1510	1854	1977	2221	2172	2130
Burlington	732	771	801	807	904	958	1073
McKean	709	772	887	994	1197	1376	1516
Newton	916	1014	1654	2797	2934	2728	2765
Morgan						624	831
Clay						1084	1328

Age and Gender

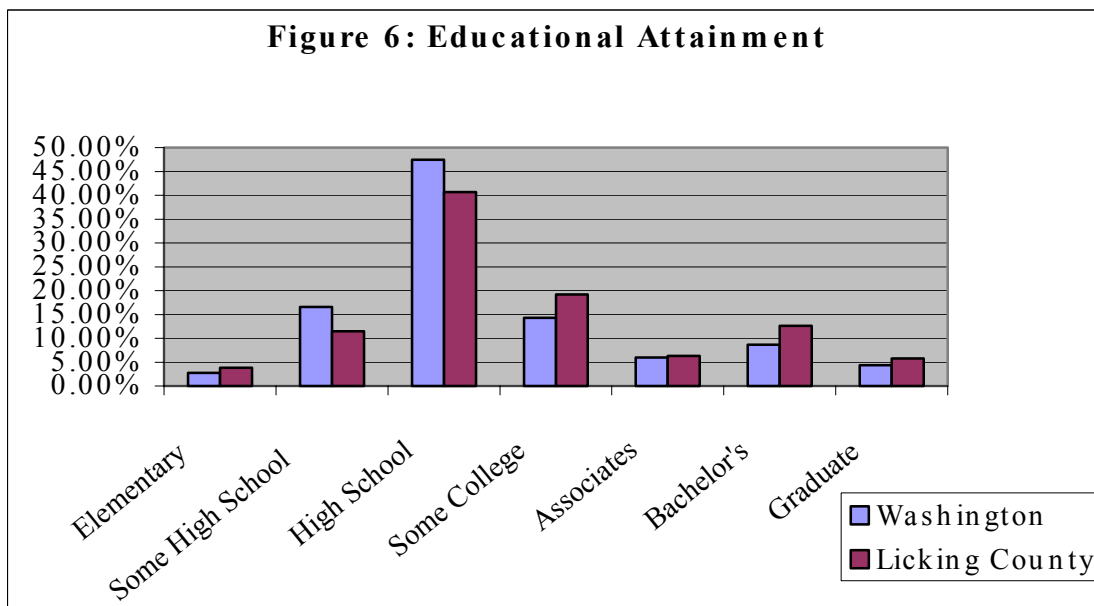
The breakdown of population by age and gender may be used to plan for current and future facilities. Young children and the elderly are often the focus of such facilities planning. Washington Township has a large percentage of the population (nearly 31%) under the age of 20, while this portion of the population only makes up 29% of Licking County's population. The Township has a much lower percentage of residents in their twenties than does the county.





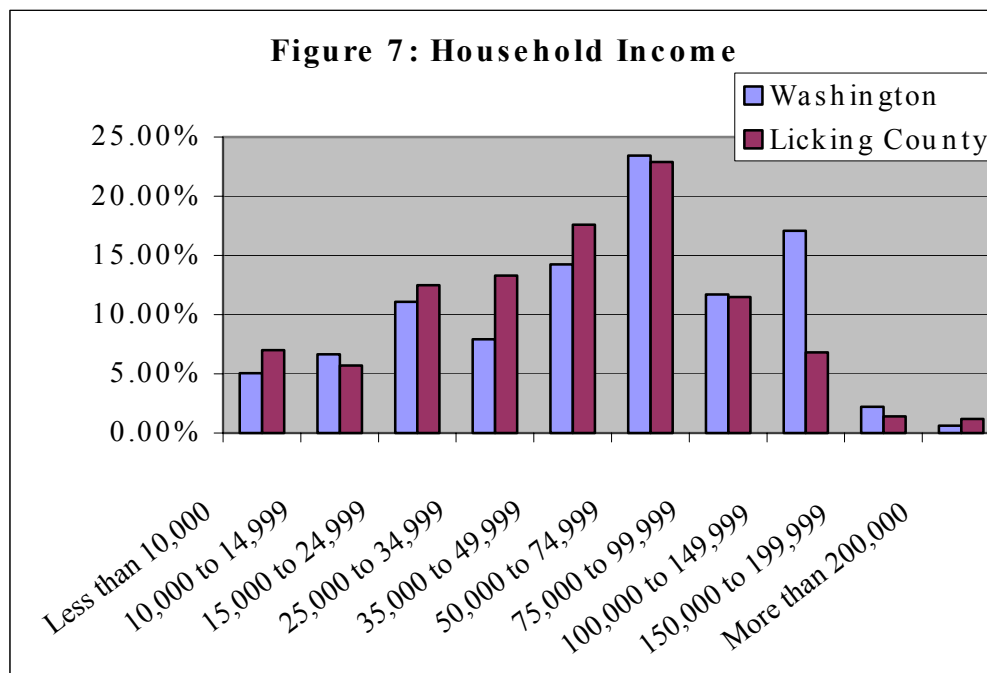
Education and Income

The education and income characteristics of a population can help to define the general needs of a population. Marketing studies often use this type of information to show whether or not a particular store, for example, will be successful in a given location. Income levels also may be used to qualify an area for certain available funding projects benefiting low-income persons. In 2000, over 80% of Washington Township residents were high-school graduates or above, and nearly 19% of the township population had some sort of college degree. These levels of high school and college graduates are less than that of the county's average.



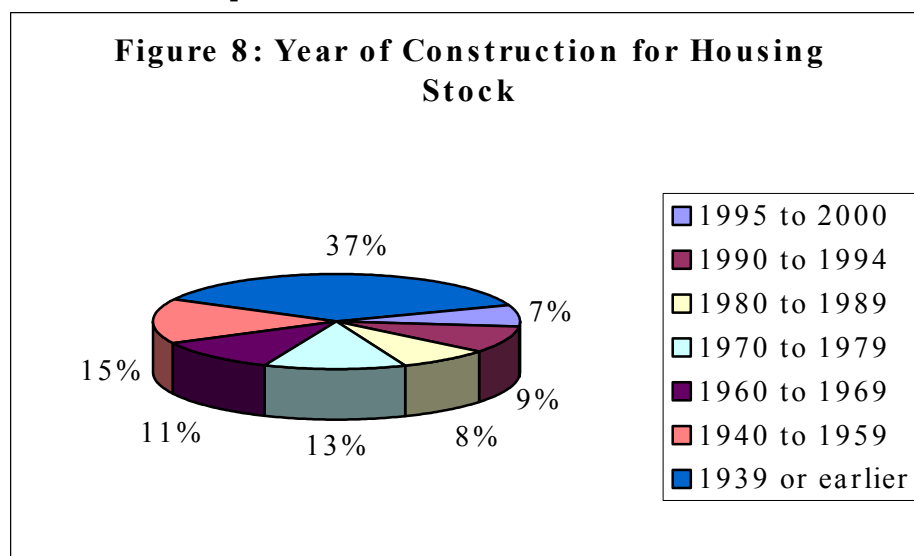
Household income in Washington Township is shown in the following graph. The largest percentages of households in Washington Township are in the \$50,000 to \$75,000 income range. Only about 12% of households fall into the categories below \$15,000, which is nearly the same as it is in Licking County as a whole. The major difference between Washington Township and the County are the categories above

\$100,000. Nearly twenty percent of the households in the Township made over \$100,000 in 1999, while only around nine percent of the population of the County fell into these categories.



Housing

Washington Township has an older housing stock that is nearly all single-family. According to the 2000 Census nearly 93% of all houses in the township are one unit detached garage structures. More than half of the homes were constructed before 1960. In the 1990's over sixteen percent of the homes in Washington Township were constructed, and this housing boom is expected to continue with the population projections for the township.



Land Capability

The natural resources of an area are a key component of any comprehensive plan. The ability of land to support development is of major concern to communities, especially those experiencing growth or under growth pressures. Many factors can affect an area's capability to support new developments; among these are topography (or slope), soil type, and ground water availability. Because all of the various forms of nature are interdependent and interact to maintain a comprehensive, yet extremely delicate system, changes that affect this balance must be carefully considered. Also, there is a need to protect certain natural features from disturbance. This includes protecting and preserving wetlands, endangered plants, and endangered animals. Woodlands, prime agricultural areas, and other significant natural features or vistas should be protected from over development, as well.

Land capability information is derived from the Ohio Department of Natural Resources' Capability Analysis Program. The information contained in this section is not comprehensive, but gives general guidelines for development and land use in Licking County. The included maps are general as well, showing approximate boundaries for each limitation or resource. Furthermore, severe limitations should not be read as an absolute prohibition against that use for which a soil is rated, but as an indication that sometimes-costly measures must be undertaken to overcome such limitations. A site-specific analysis is necessary to precisely determine the suitability of a parcel of land for a particular use.

Climate

The weather station at the Newark Water Works has a mean annual temperature of 51.5 degrees Fahrenheit for a thirty-year period (1961-1990). The average temperature remains constant across Licking County. The mean annual precipitation recorded at the Newark Water Works is 41.48 inches, based on the same thirty-year period. Precipitation is slightly increased in the eastern portion of the county.

Topography

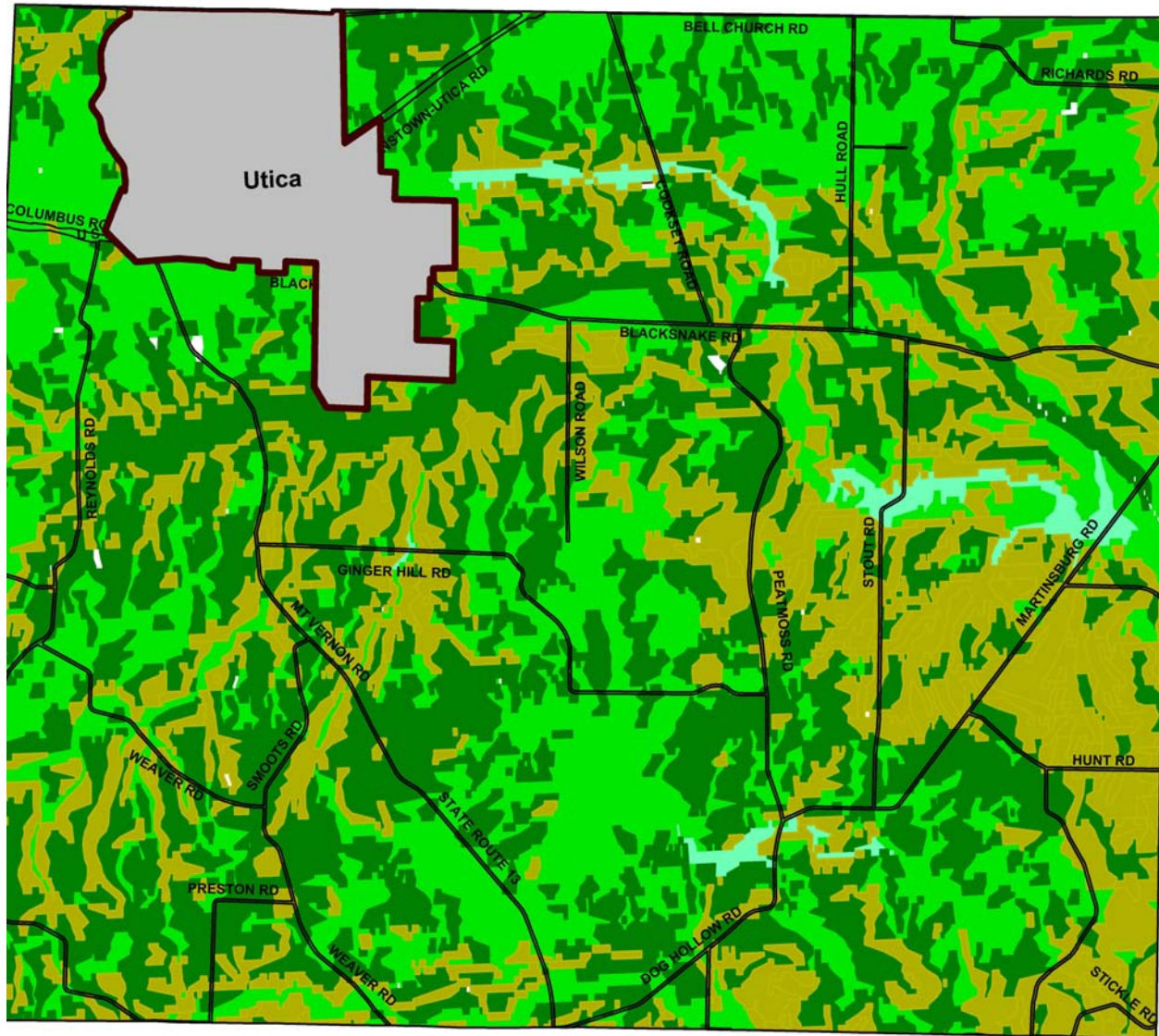
The topography of land can be measured by its slope. Slope is the ratio of change in elevation over distance, stated as a percentage rate. For instance, if a parcel of land rose four feet over 100 feet of horizontal distance, the slope for that area would be 4%. The lower the slope, the flatter the land; conversely, the higher the slope, the steeper the land.

Slope influences the effects of the natural environment. The rate of storm water runoff, performance of septic fields, and the rate of erosion all are influenced by slope. As slopes increase, the velocity of storm water runoff increases causing problems with erosion and flooding downstream. Conversely, an area that has less than 0.5 percent slope will not drain storm water at all and ponding may occur depending on the soils.

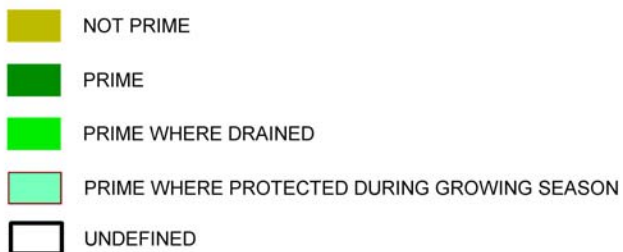
There is a definite relationship between land use and slope. Commercial and industrial buildings usually require relatively flat, or level land. Because of the larger size and weight of commercial and industrial uses and the cost of leveling land, slopes exceeding two percent are not suitable areas for such sites. Cropland is most often

limited to areas of less than 12 percent slope to enable the use of farm machinery. Roads also are limited by the topography in an area. Arterial roads and road

FIGURE 9: PRIME FARMLAND



PRIME FARMLAND



Source:
 Ohio Department of Natural Resources
 Division of Water;
 Ohio Capability Analysis Program

designed for speeds over 45 mph should not be located in areas with greater than 4 percent slope. Local streets with speeds under 30 mph can have grades as steep as ten percent.

Overall, areas with slopes greater than 4 percent are generally limited to agricultural, residential, and natural uses. When slopes exceed the 10 percent, such as with ravines and steep hills, land uses are predominantly grazing and natural space. Houses, due to their smaller size, can be built on steep slopes using various construction techniques. This is less true, however, for major residential subdivisions when considering centralized infrastructure design limitations and costs. Furthermore, experience, such as in California, shows that nature will eventually erode these steep slopes, house and all. As a result, it is general practice to preserve and protect slopes greater than 25 percent, leaving them in their natural state.

Because slope is so closely tied to both development and the natural environment, it should be one of the top criteria used in regulating the development of a community. The following table (Figure 10) lists some standards for slope and land use development.

FIGURE 10: SLOPE REQUIREMENTS FOR VARIOUS LAND USES*			
Land Use	Maximum Slope	Minimum Slope	Optimum Slope
House sites	20-25%	0.05%	2.00%
Playgrounds	2-3%	0.05%	1.00%
Septic fields	10%	0.00%	0.05%
Parking lots	3%	0.05%	1.00%
Streets, roads, driveways	15-17%	0.05%	1.00%
Industrial sites	3%	0.05%	1.00%

**Adapted from Landscape Planning Environmental Applications, William Marsh, 1983.*

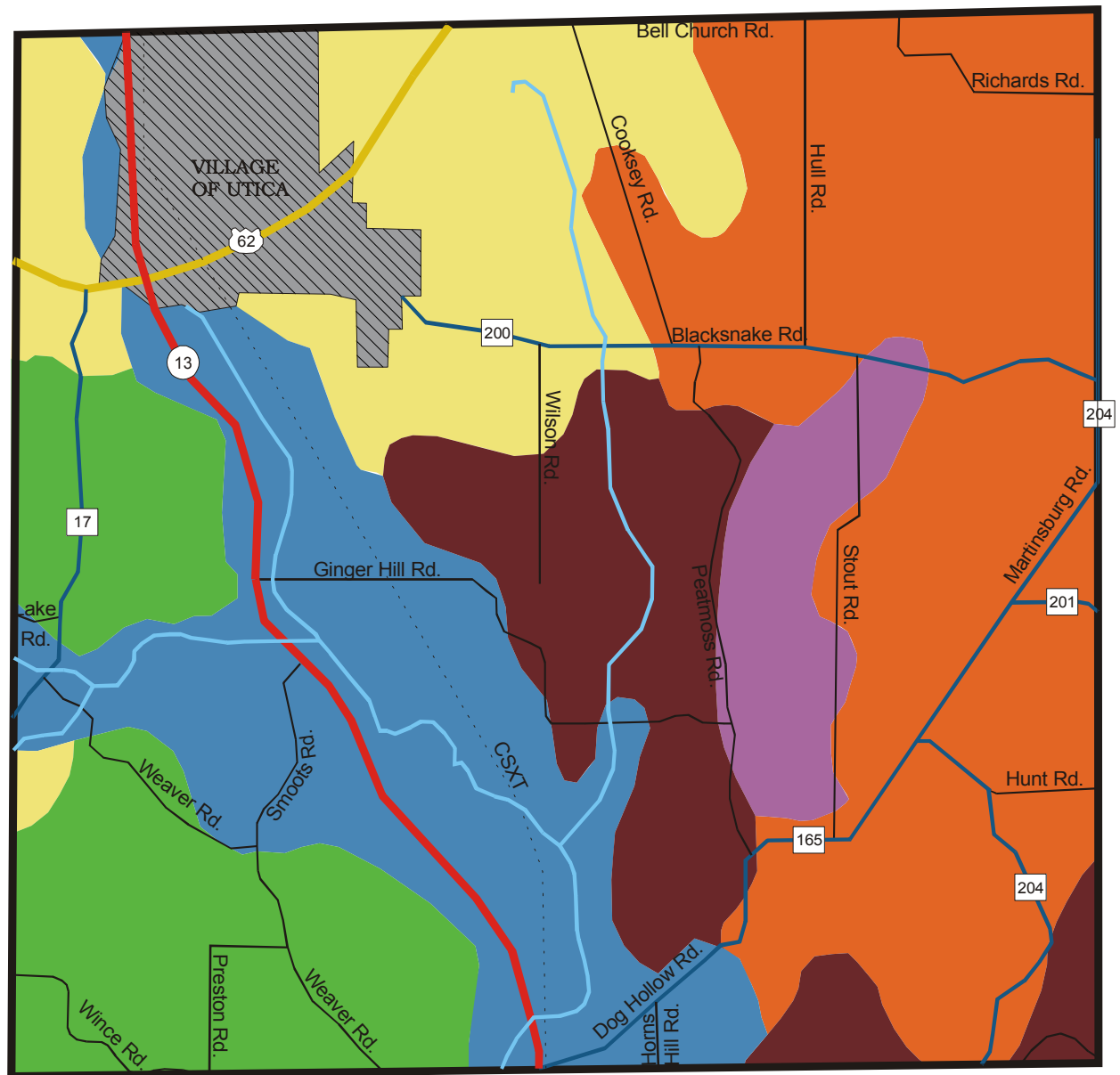
Soils

Soils are very important in determining land use capabilities because many factors are associated with certain types of soils, including everything from drainage to permeability to groundwater level. The soils in Licking County formed in many different kinds of parent material, which is the raw material acted upon by the soil-forming process.







The soil types most commonly found in Washington Township combine to form six (6) major soil associations: Homewood-Brownsville-Coshocton, Ockey-Stonelick-Shoals, Brownsville-Mechanicsburg-Amanda, Brownsville-Coshocton, Centerburg-Amanda, Glenford-Fitchville-Orville. The soil associations map (Figure 11) shows the areas where each association occurs throughout the township.

The Homewood-Brownsville-Coshocton associations are characterized as gently sloping to very steep, well drained and moderately well drained soils, on glaciated an

Figure 11: Washington Township Soil Map



SOIL TYPES

	CENTERBURG-AMANDA		HOMEWOOD-BROWNSVILLE-COSHOCTON
	BROWNSVILLE-MECHANICSBURG-AMANDA		OCKEY-STONELICK-SHOALS
	BROWNSVILLE-COSHOCTON		GLENFORD-FITCHVILLE-ORRVILLE

unglaciaded uplands. This association is normally on narrow to broad ridgetops and on footslopes and hillsides. The topography ranges from undulating to hilly. Streams are small, and floodplains are relatively narrow. Slopes range from 2 to 70 percent. The gently sloping areas of this association are used as cropland and pasture, while the steeper areas are generally wooded. This association is well suited for cropland and pasture, and the gently sloping areas are moderately to poorly suited for buildings and septic tank absorption.

The Ockley-Stonelick-Shoals associations are characterized by nearly level to sloping, well-drained and somewhat poorly drained soils; on outwash terraces and flood plains. This association is on a broad outwash terrace benches and flood plains. Short, narrow slope breaks are between the benches and flood plains. Slopes range from 0 to 12 percent. Most areas of this association are used as cropland. A few as pastured or wooded. Some areas have been developed for industrial, commercial, or residential uses. The nearly level and gently sloping Ockley soils are well suited to grain crops, hay, pasture, trees, and some specialty crops. They are also well suited to buildings and septic tank absorption fields. The Shoals and Stonelick soils are well suited to row crops, hay, pasture, and trees. They generally are unsuitable as sites for buildings and septic tank absorption fields.

The Brownsville-Mechanicsburg-Amanda associations are characterized by gently sloping to very steep, well-drained soils; on glaciaded and unglaciaded uplands. This association is on narrow to broad ridgetops and on foot slopes and hillsides. The topography commonly ranges from undulating to hilly. Streams are small, and flood plains are relatively narrow. Slopes range from 2 to 70 percent. Most areas of this association are used for pasture or cash-grain farming. The less sloping soils are commonly used as cropland, and the steeper soils are pastured or wooded. The less sloping soils are well suited or moderately suited to grain crops, hay, pasture, and most urban uses. The steeper soils are generally unsuited or poorly suited to most of these uses. The major soils are well suited or moderately suited to woodland. The main limitations affecting farming and building site development are the slope and the hazard of erosion.

The Centerburg-Amanda associations are characterized by gently sloping to very steep, moderately well drained and well-drained soils; on dissected parts of till plains. This association consists of gently sloping soils in undulating areas and interfluvies and sloping to very steep soils in dissected areas along drainage ways. Slopes range from 2 to 50 percent. The gently sloping to moderately steep soils in this association are used mainly as cropland or pasture. In some areas they are wooded. Most of the steep and very steep soils are also wooded. They are well suited to woodland. The less sloping soils are well suited to cropland and pasture, and the moderately steep soils are poorly suited or moderately suited. The gently sloping and sloping soils are moderately suited or well suited to buildings and moderately suited to septic tank absorption fields. The very steep soils are generally unsuited to urban uses.

The Brownsville-Coshocton association is characterized by gently sloping to very steep, well-drained and moderately well drained soils; on unglaciaded uplands. The maximum difference in local relief commonly is about 200 feet. Streams are small and floodplains are narrow. Slopes range from 2 to 70 percent. The less sloping soils on

hilltops and ridges are used mainly as cropland or pasture. The hillsides are normally wooded and sometimes used as pasture. The gently sloping soils are moderately suited for row crops and well suited for hay and pasture. They are moderately suited for buildings and poorly suited for septic tank absorption fields. The steeper soils are generally poorly suited for all uses except woodlands. The main limitations affecting most uses in this association are slope and hazard of erosion.

The Glenford-Fitchville-Orrville association is characterized by nearly level and gently sloping, moderately well drained and somewhat poorly drained soils; on slack-water terraces, lake plains, and floodplains. This association is located on broad and slight rises on floodplains, lake plains, and slack-water terraces. Slopes range from 0 to 6 percent. Most areas of this association are used as cropland. Some areas are used for hay and pasture or wooded. The soils are well suited to row crops, hay, pasture, and woodland. Glenford soils are moderately suited for most urban uses, but the Fitchville soils are poorly suited and the Orrville soils are unsuited for urban uses. The seasonal wetness and the hazard of flooding are the limitations of this association.

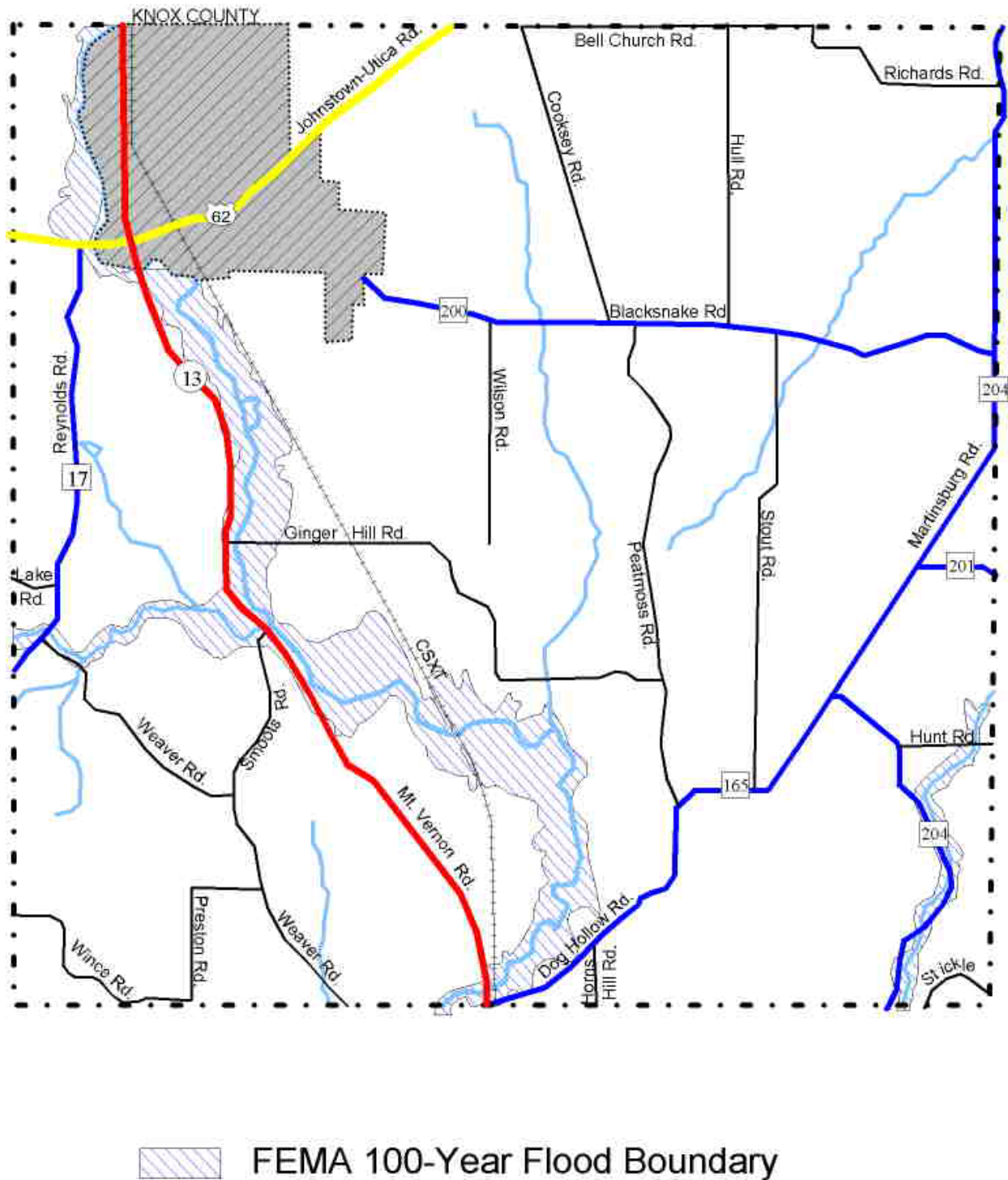
Floodplains and Wetlands

A floodplain is any land area susceptible to inundation by floodwaters from any source. Floodplains are measured in terms of the amount of storm water that it takes to cover them. Storm events are measured in years such as 5-year, 10-year, 20-year, 50-year, 100-year, and 500-year. The standard measurement is the 100-year storm and floodplain. A 100-year floodplain is the land area having a 1 in 100 chance of flooding in any given year. However, the 100-year floodplain is somewhat of a misnomer because an area could have a 100-year flood two years in a row -- unlikely, but it is possible. Figure 12 shows the 100-year, or base, flood plains of Washington Township as identified by Federal Emergency Management Agency (FEMA) on their Flood Insurance Rate Map (FIRM). Lending institutions uses these FIRM maps to determine the need for flood insurance for structures.

Because floodplains were carved by streams and rivers and are prone to flooding, they are an important planning consideration. Any development within floodplains can impact the direction, flow, and level of the watercourse during periods of high water or flooding. In other words, if fill material is placed or a house constructed in a flood plain, it will alter the boundaries of the flood plain downstream. This is because structures or fill utilize valuable space that would otherwise act as a natural retaining area for floodwaters to spread and slow. Enough fill or development could change the probability of flooding downstream from 1 in 100 each year, to 1 in 75 or less. This development and careless filling of the flood plain has increased flooding in this nation, as seen in many parts of the country, including the Great Mississippi Flood of 1993. Not only does development in the flood plain increase dangers downstream, developments within the flood plain are at higher risk of damage due to flooding. This damage includes fill material and debris from destroyed structures upstream colliding with structures in the flood plain downstream. Many bridges are washed out in floods because house and/or construction debris clog their free-flow area, compromising their structural integrity.

Because the potential for public and private damage, the loss of life, and affected insurance rate decisions all are affected by materials and structures in flood plains, Licking County has recently tightened regulations for floodplains. Permits must be

Figure 12: FEMA 100-year Floodplain



obtained from the Licking County Planning Commission before any development, including filling and excavating, can take place in an identified 100-year floodplain. In addition, no new lots may be created that have less than 1.6 acres of land lying outside of a 100-year floodplain. Further protection of the flood plains through township zoning will assist in protecting unsuspecting residents from personal danger and loss of property.

Protecting floodplains from development offers several benefits in addition to reducing the risk of loss of property and life. Floodplains are natural floodwater storage areas. They reduce the impact of any given storm, slowing the water so that it does not become a flash flood. In addition, floodplains are prime areas where groundwater is replenished. Thus the type of land use activity that occurs in these areas must not pollute the surface water, as it will serve as a source of aquifer replenishment. These same floodplains and adjacent land also provide a habitat for a wide variety of plants and animals. Floodplains also have important scenic and aesthetic value, providing a natural area for passive recreation activities such as nature trails or hiking paths. In more urban and suburban areas, floodplains provide the single best place for trails and recreation because they are linear, visually interesting, close to nature, and undeveloped. The waterways with 100-year floodplains of importance to Washington Township are Winding Run, Lake Fork of the Licking River and the North Fork of the Licking River.

Aside from the floodplain, there are several wetland areas in Washington Township. Wetland areas are defined in a number of ways, depending on the agency involved. Methods of identifying wetlands include examining the plant species present, checking for standing water, and identifying characteristic soil types. Wetlands in Washington Township identified by the Ohio Department of Natural Resources are shown on Figure 13, along with other land cover including pasture, deciduous forestland, and cropland.

Wetlands are important resources for several reasons. First, there are many unique plants and animals that make their homes in these areas. Second, wetlands provide valuable groundwater recharge by acting as filters for surface runoff percolating back into the aquifers below. Third, wetlands are an important resource because they serve to join surface and groundwater sources, which can improve stream flow during drought periods. Fourth, during rainy periods, wetlands can absorb excess water and then let it slowly back into the surrounding land, averting potential flood damage. Finally, wetlands provide a valuable recreation resource.

Depending on the size and location of a wetland, various types of permits may be required for fill or development of the wetland.

Groundwater

Groundwater is a very important consideration in the preparation of a comprehensive plan because wells and natural springs are the source of most of the water that sustains residents, crops, and livestock in Washington Township. Many residential, commercial, industrial, and agricultural activities are not possible without clean, abundant groundwater. Thus an important aspect of future land use planning is locating adequate supplies of groundwater. Groundwater needs to be protected from

two things: 1) overuse, i.e. exceeding the safe well yield and/or aquifer recharge rates, and 2) pollution.

Groundwater is water that lies beneath the land's surface. Just as there are streams, rivers, and ponds above ground, water can be found in similar systems underground. As rainwater and surface water flow across the land, water seeps down into the soils and underground rock. Areas underground with particularly large concentrations of groundwater are known as aquifers. Aquifers are like above ground rivers in that they are not static. Most often, aquifers are found in underground layers of porous rock, sand, or other unconsolidated material. Groundwater flows through them while rain and surface water "recharge" (replenish) them. In general, groundwater recharge is the ability of the aquifer to replenish its water supply from surface sources, such as soils, wetlands, rivers, and lakes. Several factors can affect the recharge rate of an aquifer including soil type, soil permeability, and distance to the aquifer from the surface. If the total rate of withdrawal from the aquifer exceeds the aquifer's recharge rate, the aquifer's water level will decline. If this overdraft, or high rate of withdrawal, is continued over several years, the aquifer could be depleted.

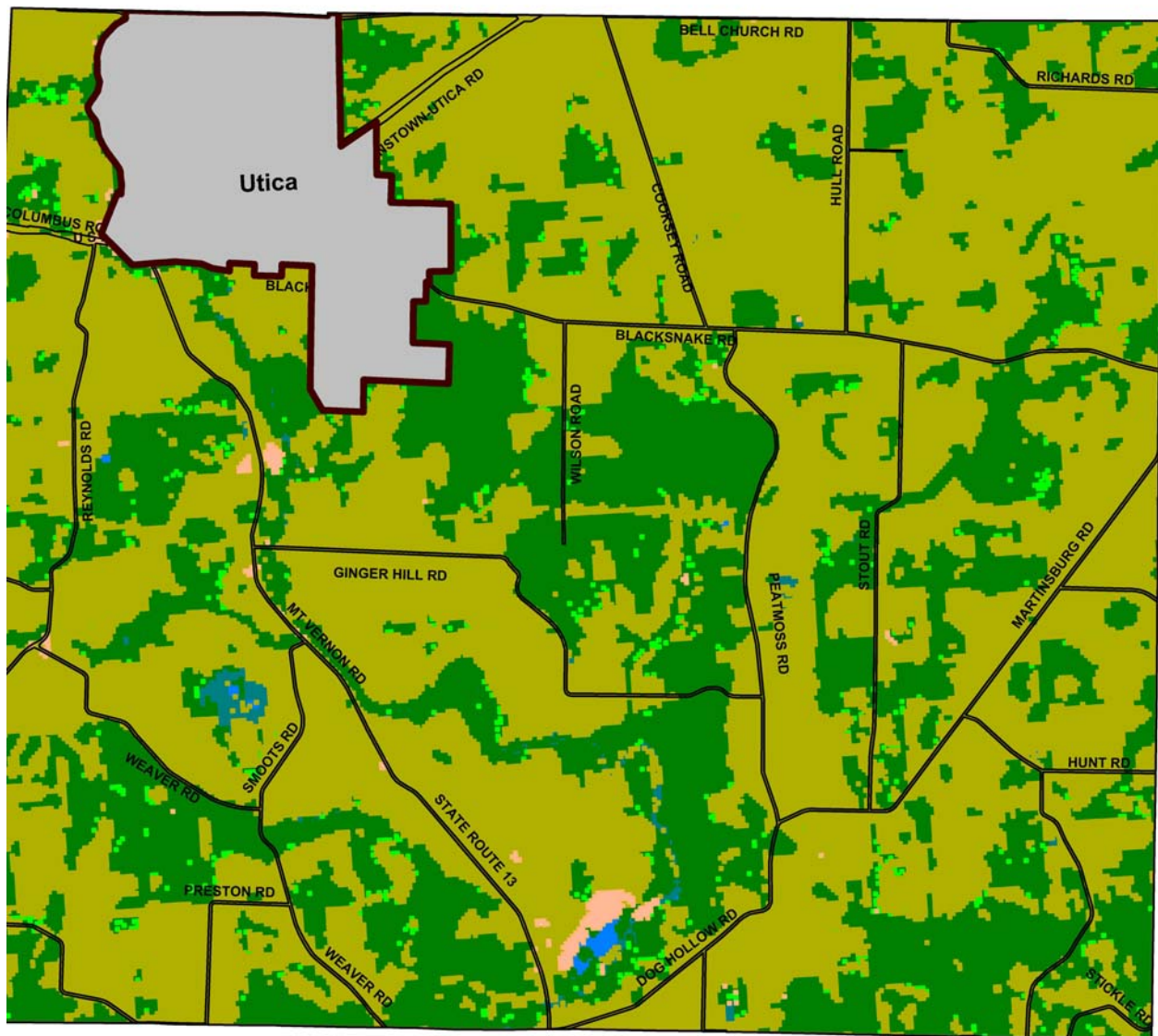
The geologic make-up of an aquifer includes underground spaces that are conducive to ground water storage. Such spaces may be found in the pores of sandstone, the joints and fractures of limestone, and between the grains of large deposits of sand or gravel. In some places, as groundwater slowly flows downhill through porous soils and rock, it becomes trapped between hard rock layers until it reaches the surface again further downhill, creating an artesian well. In the Licking County area there are also "lenses" of trapped groundwater. These were created by the glaciers and are pockets of sand sandwiched between other soils. The lenses often contain water and can be found at varying depths and in various sizes. The groundwater here is much more like a pond, in that it doesn't flow and usually recharges slowly - in some instances extremely slowly - if at all. Most of the producing water wells in Washington Township are pumping water from aquifers or glacial lenses. Groundwater sources are evaluated based on their well yield (measured in gallons per minute), their recharge rate, and their cleanliness.

The Ohio Department of Natural Resources studied, among other things, the topography, soils, and aquifers of the area, in order to determine which areas could support higher population densities based solely on groundwater recharge rates. Using this information, the minimum residential lot sizes that should be allowed in Washington Township based on groundwater recharge rates can be calculated.

The average minimum daily household demand for groundwater is approximately five to eight gallons per minute (GPM). For commercial and industrial uses, there is no standard minimum demand. This is due to the varying nature and water needs of different commercial and industrial uses. Evaluation of groundwater for such uses should be made on an individual use and site basis.

The ground-water characteristics of Licking County have been mapped regionally based upon interpretations of over 8,000 well records and the local geology and hydrology. Water well data on the map were selected as typical for the area (Contact the ODNR Division of Water for site specific well data and logs).

FIGURE 13: GENERALIZED LANDUSE



GENERALIZED LANDUSE

- URBAN
- AGRICULTURE / OPEN AREAS
- SHRUB / SCRUB
- WOODED
- OPEN WATER
- NON FORESTED WETLANDS

Source:
 Ohio Department of Natural Resources
 Division of Water;
 Ohio Capability Analysis Program

Infrastructure

Infrastructure refers to the facilities and services needed to sustain industrial, residential, commercial, and all other land use activities. These facilities include roads, power plants, transmission lines, water & sewer lines, communication systems, and public facilities. Infrastructure plays a valuable role in the development of an area. If there is no nearby infrastructure, or if it would be cost-prohibitive to access or extend existing infrastructure, then development cannot occur on as large of a scale.

A prime example of the impact infrastructure has on development is the fact that urbanization follows water and sewer lines. Here in Licking County, in the unincorporated areas where no central water and sewer is available, the Licking County Health Department currently mandates a minimum of 1.6 acres of usable ground for building sites. Developers make less money on these large-lot residential subdivisions, and commercial and industrial users that are heavy water consumers cannot locate in these areas. Therefore, areas that have centralized water and sewer lines tend to develop before areas with no infrastructure in place.

Central Water and Sewer Service

It is extremely important in land use planning to understand the capabilities of existing central water and sewer systems and to determine the possibilities for expansion of these systems or the feasibility of new systems. As stated above, urbanization generally follows the path of central water and sewer facilities, and quite often, vice versa.

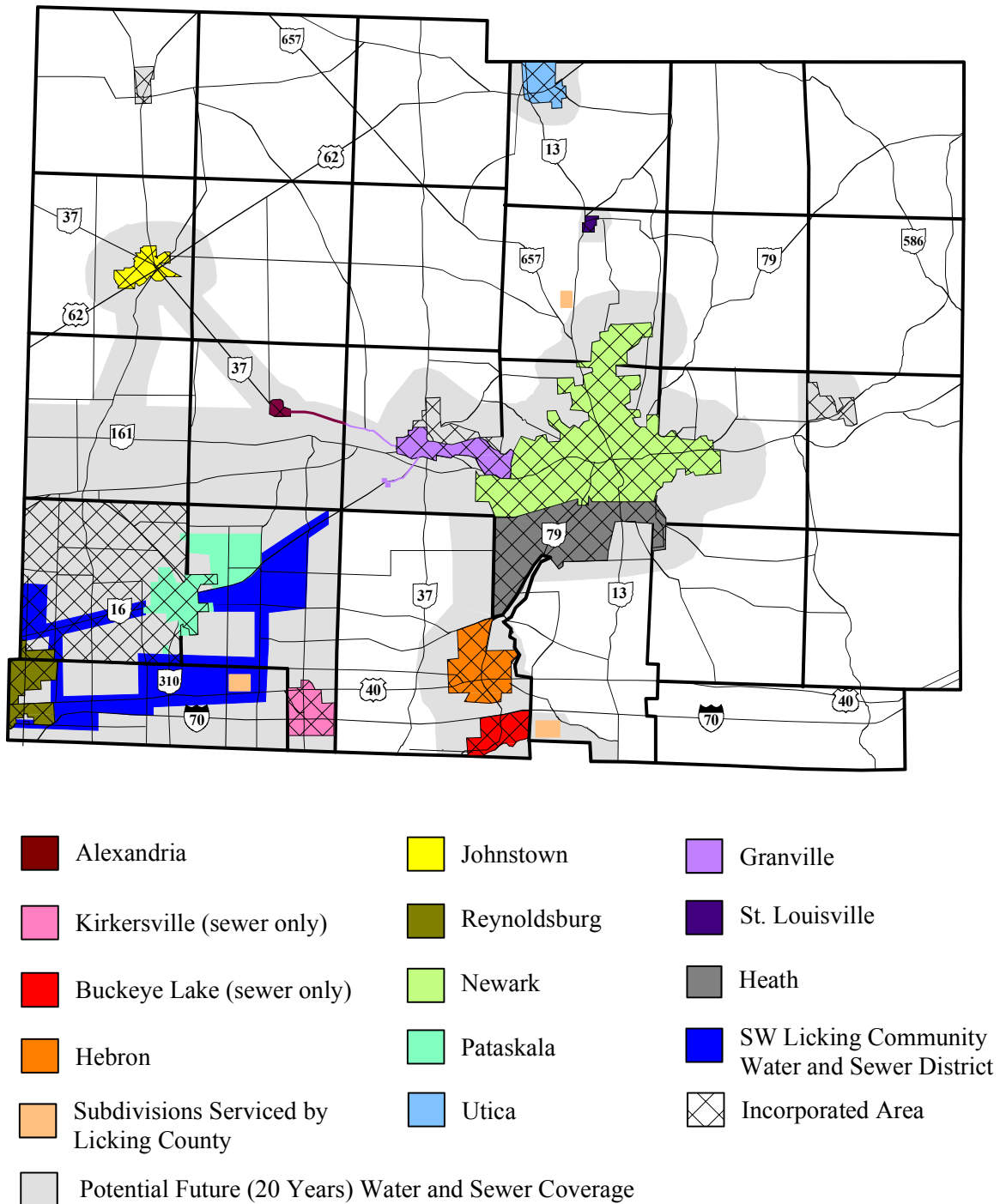
Municipal Water and Sewer Systems: The following is a summary of the general status of municipal water and sewer systems in or around Washington Township.

1. Utica

- Has both water and sewer systems, with a treatment plant capacity of 530,000 gpd.
- Basically serves only the incorporated areas of the Village.
- Both systems would need expansion and upgrading to be able to serve any large areas outside of the current corporation limits.
- The 20-year service area will probably not exceed a 2-3 mile radius around the Village. Areas to receive the service would probably be located along State Route 13, US Route 62 and possibly Blacksnake Road.
- Utica Water Department 39 Spring Street, Utica OH 43080, 740-892-2841

Through the township survey public support for central water and sewer systems in Washington Township was gauged. Only 8% of respondents stated that they would support central water with competitive prices, while 68% of respondents said they would not support a centralized water system in the township. The results for centralized sewer were similar, with 8% supporting and 67% against the establishment of such a system.

FIGURE 14: EXISTING AND PROJECTED CENTRAL WATER AND SEWER SERVICE IN LICKING COUNTY



Roads

All roadways in Licking County have been classified for congestion prevention and access management. These classes are “Major Arterial,” “Minor Arterial,” “Major Collector,” “Minor Collector,” and lower order. Licking County has Congestion Prevention requirements for the first four roadway classes. Within the first four classifications, each has different degrees of access standards, with the strictest applying to major arterials and the least strict to minor collectors. Of major importance to congestion prevention and access management is driveway and roadway spacing; in other words the distance between access points onto a roadway. The requirement for spacing between any access points and/or roads for a lot on any of these classified roadways is the LESS STRICT of the safe stopping distance required for either 1) the speed limit on that road segment, or 2) the designed speed limit for that road segment’s classification.

FIGURE 15: AASHTO SAFE STOPPING SIGHT DISTANCE	
<i>Speed (Mph)</i>	<i>Distance (Feet)</i>
35	250
45	400
55	550

FIGURE 16: DRIVEWAY SPACING REQUIREMENTS For Classified Roads in Licking County			
<i>Road Classification</i>	<i>35 mph or Less</i>	<i>45 mph</i>	<i>55 mph or More</i>
Minor Collector	250’	250’	250’
Major Collector	250’	400’	400’
Minor Arterial	250’	400’	550’
Major Arterial*	250’	400’	550’

**NOTE: This does NOT apply to spacing with road intersections. Intersection spacing is 550 feet regardless of speed limit or road classification.*

Washington Township has major north-south corridor (SR 13) and one major east-west corridor (US62). US Route 62 is classified as a minor arterial west of the Village of Utica, and a major collector west of that point. State Route 13 is classified as a minor arterial throughout Washington Township. The latest traffic counts available for these highways are as follows. The average daily traffic on State Route 13 (count taken just south of US 62 intersection) in May of 2002 was 6,250 vehicles per day, and on US Route 62 (count taken just west of Utica Road intersection) the average in March of 2002 was 3,777 vehicles per day. Four other roads in Washington Township are also classified as minor collectors; these are Blacksnake Rd, Martinsburg Rd, Dog Hollow Rd., and Reynolds Rd.

There are a number of county highways located within Washington Township. The county maintains these roadways.

Figure 17: County Roads in Washington Township

County Road Name	Road Number	Mileage
Reynolds Road	(CR 17)	3.45
Blacksnake Road	(CR 200)	3.37
Martinsburg Road	(CR 204)	5.34
Dog Hollow Road	(CR 206)	1.53
Eden Church Road	(CR 201)	.46
Total		14.15

Washington Township has approximately 22.30 miles of roads to maintain. Approximately 8 miles of township roads are gravel. The balance is both chip and seal and blacktop roads. The township currently uses the funds from the 5-year road levy to maintain and improve the following roads.

Figure 18: Washington Township Roads

Township Road Name	Road Number	Mileage	Road Surface
Torrens Road	(TR 68)	.18	Paved
Smoots Road	(TR 80)	.88	Paved
Weaver Road	(TR 76)	2.53	Paved and chip/seal
Wince Road	(TR 79)	1.16	Gravel
Preston Road	(TR 75)	1.01	Gravel and paved
Horns Hill Road	(TR 203)	.43	Gravel and paved
Ginger Hill Road	(TR 207)	2.78	Gravel, paved & chip/seal
Peatmoss Road	(TR 206)	2.39	Paved
Wilson Road	(TR 208)	.80	Paved
Cooksey Road	(TR 206)	1.48	Paved
Hull Road	(TR 205)	1.42	Chip/seal and paved
Stout Road	(TR 205)	2.17	Paved
Hunt Road	(TR 214)	.58	Paved
Richards Road	(TR 272)	1.15	Gravel and paved
Stickle Road	(TR 251)	.61	Gravel
Utica Road	(TR 490)	.59	Paved
Bell Church Road	(TR 37)	.84	Paved
Old 62	(TR 01D)	.22	Paved
Angoletti's Lane	(TR 17)	.63	Gravel
Coss Road	(TR 37A)	.07	Paved
Yost Rd.	(TR 438 A)	.26	Gravel
Old 62	(TR 531)	.11	Paved
Sugar Street	(TR 896)	.01	Paved
Total		22.30	

Community Services

Township Government

The township form of government was brought with the original settlers to the New England states around 1620. Twenty-two states have the Township form (or similar type) of local government. Townships in Licking County were formed in five-mile squares from the Congress Lands 1798-1802 land grant.

A three member elected board of trustees oversees Washington Township, like all townships in the State of Ohio. Township trustees are elected to four year terms and are charged with the duty of overseeing the business of the township, including but not limited to ensuring the public health, safety and welfare of all township residents. The trustees administer, enforce and execute all policies and resolutions of the township for the betterment of the township and its citizens.

In order to carry out its duties, the board of trustees conducts bimonthly meetings on the second and fourth Monday of each month that are open to the public. These meetings are held at the township office located at 16 South Main Street, Utica, Ohio. The Trustees at each meeting discuss township business and minutes are recorded and maintained by the Clerk. The Board of Trustees appoints the Zoning Inspector, the Zoning Commission, the Zoning Clerk, and the Zoning Board of Appeals.

FIGURE 19: WASHINGTON TOWNSHIP GOVERNMENT			
<i>Government Officials and Boards</i>	<i>Number of Members</i>	<i>Length of Term</i>	<i>Primary Responsibility</i>
Township Trustees	3	4 years	Conducts all the business of the township; ensures and promotes the public health, safety, and welfare.
Township Clerk	1	4 years	Fiscal officer and clerk for the Township Trustees
Zoning Commission	5	5 years	Makes recommendations to the Township Trustees regarding changes to the township zoning resolution.
Zoning Clerk	1	Not Specified	Clerk for the Zoning Commission; serves at the discretion of the trustees.
Board of Zoning Appeals	5	5 years	Hears appeals from the decisions of the Zoning Inspector and to consider requests for variances and conditional use permits.
Board of Zoning Appeals Clerk	1	Not Specified	Clerk for the Board of Zoning Appeals; serves at the discretion of the trustees.

Washington Township was initially zoned by the adoption of a zoning resolution in November 1969. The resolution has updated and various changes have been made since that time.

To assist with the enforcement of the zoning resolutions, the Board of Trustees employs a paid, part-time zoning inspector. The primary responsibility of the zoning inspector is to enforce the township zoning resolution, as it exists. In carrying out this function, the zoning inspector reviews applications for zoning permits, conducts on-site inspections to ensure construction conforms to approved applications, investigates complaints and violations, maintains a record of non-conforming uses, and maintains the zoning text and map. During the years 1992 through 2001, the number of zoning permits are as follows:

FIGURE 20 : WASHINGTON TOWNSHIP ZONING PERMITS		
Year	<i>New Houses</i>	<i>Total</i>
1992	5	11
1993	9	15
1994	6	14
1995	8	12
1996	6	10
1997	5	11
1998	2	7
1999	4	13
2000	3	12
2001	7	14
Total	55	119

A Zoning Commission consisting of five residents of the township is appointed by the Board of Trustees to serve staggered five-year terms. The Zoning Commission is responsible for making recommendations to the Township Trustees concerning the interpretation and application of the township zoning resolution and comprehensive plan, as well as conducting hearings on requested district changes and initiating amendments to the zoning resolution. The Zoning Commission should also be involved in planning activities in their area and keep the Township Trustees informed of their deliberations.

The Board of Zoning Appeals (BZA) is a five-member administrative body also appointed by the Board of Trustees to serve staggered five-year terms. The functions of the BZA are to hear appeals from the decisions of the zoning inspector and to consider requests for variances and conditional uses as outlined in the township zoning resolution.

The funds for Washington Township are outlined below:

FIGURE 21 : FUNDS FOR WASHINGTON TOWNSHIP		
<i>Fund</i>	<i>Percentage of Fund 1981</i>	<i>Percentage of Fund 2001</i>
General Fund	36	38
Motor Vehicle License Tax Fund	8	2
Road and Bridge Fund	21	12
12Gasoline Tax	21	11
Revenue Sharing	14	-
Five Year Road Levy Fund	-	14
Five Year Fire Levy	-	15
Five Year EMS Levy	-	8
Grand Total of All Funds	100%	100%

Police Protection

The Licking County Sheriffs Office is the current provider of law enforcement in the township. The Sheriff's Department headquarters are located at 155 East Main Street in Newark in the Licking County Justice Center. The facility includes the sheriff's administrative offices as well as the 155 cell county jail. The department responds to the 911 service, and consists of 52 squad cars, and a current employment of about 145. This includes:

- 100 Sworn Personnel
- 1 Sheriff, 1 Chief Deputy, 5 Captains, 5 Lieutenants, 10 Sergeants
- 12 Dispatchers (including central control and radio)
- An additional Auxiliary Force of 45



Fire & EMS Service

Washington Township has contracted with Utica EMS to provide service. The Utica Fire and EMS station is located at 39 Spring Street in the Village of Utica. The facility is housed in the lower half of the Utica Town Hall. The response time for the Utica Squad is 2 to 9 minutes. The Utica EMS has two fully equipped squads and 33 current members. This includes:

- 9 Paramedics, 6 Advanced EMTs, 18 Basic EMTs

A program was started in July of 2003 to pay two part-time employees to be at the station from 8am to 4pm on Monday through Friday to help provide better service. This was done thanks to a new tax levy being passed in May of 2003. Newton Township squad, Bladensburg, Homer, Mount Vernon, and Johnstown provide mutual aid for the township.

Fire service for Washington Township is contracted with the Utica Volunteer Fire Department. They have approximately 50 volunteers and the most up to date equipment.

Health & Human Services

Washington Township has two hospitals within a 20-mile radius - Licking Memorial Hospital in Newark and Knox Community Hospital in Mt. Vernon. These hospitals offer a full range of medical services and outpatient surgical services.

Several hospitals fall within a 50-mile radius of Washington Township. These include all hospitals in Columbus: Children's Hospital, Doctors Hospital, Riverside Hospital, Grant Hospital, Ohio State University Hospital, The Arthur G. James Cancer Hospital, Mt. Carmel Hospitals (East & West) and St. Ann's Hospital. All of these offer a full range of medical services, trauma units and outpatient surgical services.

There are hospice care centers in Licking and Knox counties as well as many other home care services including skilled nursing care facilities, professional rehabilitation services and a full range of therapy services.

Many nursing homes are located within 10 to 20 miles of Washington Township in Utica, Johnstown, Centerburg and most communities in Licking and Knox counties. Independent living services and communities in Newark and Mt. Vernon are within 20 miles of Washington Township.

Figure 22: Nursing Homes

NURSING HOMES	ADDRESS	PHONE
Amity Assisted Living	755 Cedar Run Road Newark, Ohio 43055	740-349-8024
Arlington Nursing Home	98 South 30 th Street Newark, Ohio 43055	740-344-0303
Autumn Health Care	17 Forry Avenue Newark, Ohio 43055	740-349-8175
Chestnut House	1065 Johnstown Avenue Newark, Ohio 43055	740-366-5271
Flint Ridge Nursing & Rehabilitation Center	1450 West Main Street Newark, Ohio 43055	740-344-3465
Goosepond Retirement Village	425 Senior Drive E Newark, Ohio 43055	740-366-2969

Heath Nursing & Convalescent Center	717 South 30 th Street Heath, Ohio 43056	740-522-1171
LPN Health Care Facility	151 Price Road Newark, Ohio 43055	740-366-2321
Newark Healthcare Center	65-85 McMillen Center Newark, Ohio 43055	740-344-0357
Northtowne Senior Living Community	1821 Calash Court Newark, Ohio 43055	740-366-3685
Northview Senior Living Center	267 North Main Street Johnstown, Ohio 43031	740-967-7896
Pataskala Oaks Care Center	144 East Broad Street Pataskala, Ohio 43062	740-927-9888
Pine Kirk Nursing Home	205 East Main Street Kirkersville, Ohio 43033	740-927-3209
Utica Nursing Home	233 North Main Street Utica, Ohio 43080	740-892-3414

Figure 23: Hospitals

HOSPITAL	NUMBER OF BEDS	DISTANCE FROM WASHINGTON*	SERVICES AVAILABLE**
Knox Community Hospital	100	16 miles	Maternity Care Psychiatric Care ICU & CCU 24-Hour Emergency Outpatient Services
Licking Memorial Hospital	150	15 miles	Birth Center Cardiology Emergency Care Nephrology and Dialysis Psychiatric Care
Mt. Carmel East	292	32 miles	Birth Center Cancer Institute Cardiology Emergency Care Outpatient Services
St. Ann's Hospital	180	33 miles	Birth Care Sports Medicine Emergency Care Cardiology

**These distances are approximate.*

***This is not an all-inclusive list of available services.*

Utilities

At this time, all of the residents of Washington Township have on-site wells and septic systems. These on-site water and wastewater disposal systems are regulated by the Licking County Health Department. Current regulations require minimum lot sizes of 1.6 acres of “usable” ground for on-site systems. Useable ground is land that can be used for an undisturbed leach bed, thus it excludes easements of any kind (disturbance) including road right-of-way, driveways, and utilities, and it excludes any type of regularly wet soils including 100 year flood plains, or areas of steep slope.

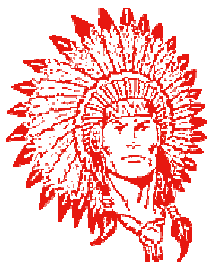
Schools

Washington Township is located in the North Fork Local School District, which has 2 elementary schools, 1 middle school and 1 high school. Three of the school buildings, the high school, middle school (grades 7-8) and an elementary (grades K-6), are located in the Village of Utica, and Newton Elementary School (grades K-6) is located in Newton Township. The school district covers all of Washington, Newton and McKean Townships, and parts of Eden Township in Licking County; as well as covering all of Morgan and most of Clay Township in Knox County.

The district serves approximately 10,500 people according to the 2000 census. Currently the elementary schools are utilizing mobile classrooms because of the growth that the district has experienced recently. During the 2002-2003 school year the district had 1,885 students in its four buildings and enrolment is increasing approximately 20 students per year. A new high school has been constructed to help deal with the past growth and future projections. The North Fork district is pursuing funding for two new elementary schools to replace the current buildings. With an increase in the population of the district these new buildings are a necessity. Open enrollment has also contributed to the school districts growth. Approximately 60 to 70 students each year enroll in North Fork Schools that live in other districts.

Students at the high school can involve themselves in many different extra curricular activities including band, choir, drama, foreign language clubs, ski club, art club, FFA and athletics. Two four-year programs are available in foreign languages (Spanish and French) and math subjects, which include trigonometry and calculus. The district is North Central accredited and the pupil/teacher ratio is well within state mandated guidelines. A staff of 120 well-qualified teachers greets the children each day. High school students can take advantage of vocational education at the Licking County Joint Vocational School as well as vocational agriculture, vocational home economics, and industrial arts at the home school.

Figure 24: North Fork Schools



School Buildings	Enrollment
Newton Elementary	508
Utica Elementary	498
Utica Junior High	281
Utica High School	598

Local Library

The local library, Hervey Memorial Library, is located in the Village of Utica and it is a branch of the Newark library. It has approximately 3,500 cardholders and 15,691 volumes. Its circulation is 33,807. The library participates in a county wide inter-library loan service that enables the sharing of materials with the Alexandria, Granville, and Pataskala public libraries and their branches.

Figure 25: Washington Township Area Libraries

LOCATION	Days:	Hours:
Utica – Hervey Memorial - 892-2400 Supervisor: Dorothy Layton 15 North Main Street Utica, Ohio 43080	Monday, Wednesday, Friday Tuesday Saturday	10:00 AM to 5:00 PM 12:00 PM to 7:00 PM 9:00 AM to 2:00 PM
Newark Main - 349-5500 Supervisor: 101 West Main Street Newark, Ohio 43055	Monday-Thursday Friday-Saturday Sunday	9:00 AM to 9:00 PM 9:00 AM to 5:30 PM 1:00 PM to 5:00 PM (October - April)
Emerson R. Miller Library - 344-2155 Supervisor: Kay Bork 990 West Main Street Newark, Ohio 43055	Monday-Thursday Friday-Saturday	9:00 AM to 9:00 PM 9:00 AM to 5:30 PM
Public Library of Mount Vernon and Knox County – 392-2665 Supervisor: Mr. Chidester 201 N. Mulberry St. Mount Vernon, OH 43050	Monday-Friday Saturday Sunday	9:00 AM to 9:00 PM 9:00 AM to 5:00 PM 1:00 PM to 5:00 PM
Homer - 892-2020 Supervisor: Chet Geiger 385 South Street Homer, Ohio 43027	Monday-Friday Monday-Saturday Monday-Thursday	9:30 AM to 11:30 AM 1:00 PM to 5:00 PM 7:00 PM to 9:00 PM

**Please call the location of your choice to verify current operating hours.*

Local Churches

Figure 26: Washington Township Area Churches	
Church of the Nativity 126 North Main St. Utica, OH 43080 892-2321	Hillcrest Church of Christ 3347 Johnstown-Utica Rd. Utica, OH 43080 892-3349
Hillside Church of the Nazarene 892 Millersburg Rd. Utica, OH 892-3718	Lighthouse of Utica 34 South Main St. Utica, OH 892-3220
Utica Baptist Temple 57 North Central Ave. Utica, OH 43080 892-4020	Utica Church of Christ 115 North Central Ave. Utica, OH 43080 892-3838
Utica Presbyterian Church 9 South Main St. Utica, OH 43080 892-2654	Utica United Methodist Church 626 North St. Utica, OH 43080 892-2621

Civic Organizations

Figure 27: Washington Township Area Clubs and Organizations		
American Legion Post 92 - Provides Veteran's services 892-3435	American Legion Post 92 Auxiliary – supports the American Legion 892-3435	Sons of the American Legion – Supports the American Legion 892-3435
Sertoma & LaSertoma - Provides for individuals with speech and hearing problems	UTK Club – Men's social club	Utica Historical Society – Preserves the history of Utica and surrounding areas. 892-3218
Utica Fire Department Auxiliary – Fundraiser for the fire department. 892-2222	Utica Shrine Club – Fundraiser for burn hospitals and children's hospitals.	V.F.W. Lynn Rodeniser Post 9062 - Veteran's organization and community service group.
	Masonic Lodge – fundraising service organization.	

Parks & Recreation

Washington Township has excellent access to many active recreational activities. This includes youth baseball, football, and softball leagues. There are around fifty acres of parkland in the Village of Utica that are dedicated to active recreational activities. This includes the American Legion Park, Miller Park, and South End Park, as well as the school buildings. The main recreational area within Washington Township is the Velvet Ice Cream Company property. This property contains four shelter houses, and two small fishing ponds as well as a restaurant, ice cream parlor and museum. There is also the annual Ice Cream Festival that is held at the facility over Memorial Day weekend each year. Washington Township also has quick access to many other recreational facilities located throughout Licking County including:

- Dawes Arboretum is easily accessible; the park consists of 1149 acres including nature trails, private fishing, picnic areas, and a nature center. The arboretum offers unique bird habitats, beautiful trees, and well-manicured gardens.
- The T.J. Evans Foundation bike path runs from Johnstown to Newark and into Madison Township. It is utilized year round for hiking, jogging, skating and biking. The trail is well maintained and easily accessible.
- Other recreational sites include Infirmary Mound Park on State Route 37, which is operated by the Licking Park District, the Hebron Fish Hatchery, and the Newark, YMCA & YWCA, and The Wilds, located in nearby Muskingum County.
- Moundbuilders State Memorial & Ohio Indian Art Museum on SR 79, the mound encloses 26 acres of the 66-acre park. There is also an additional earthwork, the Octagon Mound, which is located at the Newark Country Club.
- Flint Ridge Park is located on Flint Ridge Road near Brownsville Road. The park has a spacious grassy area for picnics where children can play and a shelter house. There are hiking trails and a museum that highlights the history of the park and surrounding area. The Ohio Historical Society manages this facility.
- The Evans Athletic Complex, Sharon Valley Road in Newark has an outdoor jogging track and fields for soccer and football. Adjacent to the Evan Athletic Complex is the location of the Newark City Outdoor Ice Skating Rink.
- The Institute of Industrial Technology is dedicated to the interpretation, education, and preservation of Licking County's industrial history from the 19th century to today's latest technology.

Economic Development

Economy and Employment

Historically, agriculture has been the main industry of Washington Township. However, less people are employed by farm occupations in Washington Township each year. According to the 2000 Census data only 4.7% of township residents are employed in agriculture, forestry, or fishing occupations, and only 3.6% of residents were farmers. Over the past 40 years, encroachment by individual residences and small subdivisions has drastically reduced the amount of farmland available for cropping; the economy has forced farmers to allow a great deal of farmland to go idle. This loss of farmland is just beginning to accelerate in Washington Township.

The largest industry people that live in Washington Township are employed in is manufacturing and production with 22% of township residents holding these positions. The next largest employing industries are retail trades with 12.6%, health care with 9.6%, educational services with 8.3%, and construction related work with 7.3% according to the 2000 Census.

There are three large businesses in Washington Township and a number of smaller businesses. Figure 28 lists most of the businesses in Washington Township.

FIGURE 28: BUSINESSES LOCATED IN WASHINGTON TOWNSHIP

<i>Business</i>	<i>Address</i>	<i>City</i>	<i>Phone</i>
64 Metals	9020 Mt. Vernon Rd.	St. Louisville	745-1177
Branstool's Orchard	5895 Johnstown-Utica Rd.	Utica	892-3989
Coad Homestead Farm	9987 Mt. Vernon Rd.	Utica	745-5644
Law Contracting	9128 Mt. Vernon Rd.	St. Louisville	745-3420
Legend Hills Orchards	11335 Reynolds Rd.	Utica	892-2498
Licking Rural Electric	Mt. Vernon Rd.	Utica	800-255-6815
Olen Corporation	9134 Mt. Vernon Rd.	St. Louisville	745-5865
Velvet Ice Cream	11324 Mt. Vernon Rd.	Utica	892-3921

Public Input

One of the most important considerations when formulating a comprehensive plan is public input. Unless the adoption of a plan is subjected to referendum, the residents of a township do not vote on the plan. Therefore, it is imperative for a comprehensive plan committee to gauge public opinion by other means. The Washington Township Planning Committee drafted and mailed a community survey, and a public input session known as a visioning was held at a local school. In addition, each of the Planning Committee's monthly meetings was open to the public.

Community Survey

The Washington Township Community Survey was mailed and administered by the Planning Committee in October 2002. The questions contained in the survey were designed to help the Planning Committee gather information about public sentiment on a variety of issues affecting the future of Washington Township. The questions asked for basic demographic information, as well as opinions regarding current and future services, development within the community, and township leadership, to name a few.

Residents of Washington Township were notified in local newspapers that they would be receiving a survey in the mail. The Community Survey was then mailed to all registered voter households in the township, and surveys were available for pick-up at the Utica Post Office for all other residents. In total, three hundred and six (306) surveys were mailed, and of those who received the survey, forty-two percent (42%) completed and returned it. A brief summary of the results follows:

- 88% of respondents felt that a comprehensive plan would benefit Washington Township.
- The average length of residency is 23.1 years.
- Only 6.6% of the respondents work in Washington Township, while about 22% work in Newark and 14% commute to Columbus or Franklin County.
- Of those who are involved in agriculture in Washington Township, 78.5% farm 100 acres or less.
- 51.6% of the residents who responded own between two (2) and twenty (20) acres.
- The major reasons why respondents live in Washington Township include the rural environment (91%), low crime rate (54%), lack of congestion (57%), clean environment (53%), and low housing density (49%).
- 32.8% felt that Washington Township needs more single-family housing development, while 58.6% felt that the housing supply is adequate.
- 96% support Washington Township in maintaining its rural atmosphere, while 62% of those respondents support township zoning to limit residential growth and 65% support township zoning to limit commercial growth.
- 58% would not like to see any commercial development in the township.
- 68% would not support central water or sewer in the township.
- 27% would like to see open spaces preserved in the township, and 34% would like to see more parks.

For the complete list of the survey results, see Appendix I.

Community Vision

The Washington Township Planning Committee organized, advertised, and attended a public meeting on April 22, 2003, at the Utica Elementary School. Approximately ten residents were in attendance. It was an opportunity for residents to provide and share opinions about the township and to assist in formulating some goals for the next twenty years. Participants responded to and discussed the following questions:

1. Describe how you picture Washington Township in 20 years if current trends in the community continue.
2. Describe how you picture an ideal Washington Township with no money concerns or limitations.
3. What can we do to make the Washington Township community the best that it can be in the coming years?

After recording all of the responses to Question 3, participants were given the opportunity to vote for up to five items that they considered being the most important in achieving an ideal Washington Township. The top priorities were identified as follows:

1. Designate an area for industrial development for tax base purposes
2. Create a joint fire district to share services with adjacent communities, particularly the Village of Utica
3. Maintain farm profitability
4. Increase community involvement and activities
5. Direct new residential development around the Village of Utica

For a complete list of responses to these questions, see Appendix II.

Finally, those who attended the visioning participated in an exercise in which they identified “good places and bad places” within the community. Among the “good places” identified were Ye Olde Mill, the orchards on U.S. 62 and Reynolds Rd., the Coad potato farm, and Smoot Lake. The “bad places” included the sewer plant east of Utica, a housing addition on Horns Hill Rd., and several unsafe intersections.

Goals and Objectives

A **GOAL** is a general statement concerning a desirable future state. It could also be described as an aspiration. Goals are something that should be ideal; they should not be impossible dreams or thing that may just happen on their own. Goals should be realized through objectives.

An **OBJECTIVE** describes how the goal might be achieved. These will be realistic, practical, specific steps that can be taken towards the realization of the goal. There will be several objectives for every goal.

The goals and objectives for Washington Township were developed from the information and opinions gathered in the township survey, the township public visioning meeting, and input gathered from citizens, officials, and planning committee members who met at open public meetings for over a year and a half.

Land Use, Agriculture and Rural Development

Goal: Preserve the rural atmosphere of Washington Township.

Objectives:

- Preserve open space.
- Update township zoning while keeping preservation as a priority.
- Protect and preserve the natural resources and environmentally sensitive areas of Washington Township.
- Protect historically and aesthetically important areas of Washington Township.

Goal: Encourage and protect working farms as an essential part of Washington Township's rural character.

Objectives:

- Identify prime farmland and make it's preservation a priority
- Protect areas designated as agricultural districts from scattered residential developments, which often conflict with normal agricultural operations.

Goal: Direct residential development to and towards the Village of Utica

Objectives:

- Promote Planned Unit Developments and cluster housing that maintain open space.

Commercial and Industrial Development

Goal: Encourage a balanced economy by increasing the tax base through commercial and industrial development.

Objectives:

- Encourage rural and local businesses that foster an agricultural economy.
- Direct commercial and industrial development to areas designated for development of the township's future land use map.

Community Services

Goal: Encourage and foster community cooperation and involvement.

Objectives:

- Create a periodic township update and make it available to the public.
- Promote citizen involvement in township decisions.

Goal: Maintain adequate services to serve the township's population

Objectives:

- Maintain adequate police, fire, and emergency medical services to meet the safety needs of the township's population.
- Continue to maintain and improve township roads as required.

Land Use Recommendations

Land Use Recommendations

The recommendations for land use within the Washington Township Comprehensive Plan, and more specifically the Washington Township Future Land Use Map, are based upon physical characteristics, existing land uses and infrastructure, and most importantly, the opinions expressed in the Community Survey and community visioning. The Future Land Use Map and this text should be considered and consulted in matters that affect land use in the future. These include, but are not limited to, zoning map and text amendments, variance requests, and development review. In fact, Chapter 519.02 of the Ohio Revised Code states that township trustees may regulate land use, but that it must be “in accordance with a comprehensive plan.”

While the comprehensive plan is the vehicle by which land use can be legally regulated, it need not be adhered to rigidly. In order for local governments to remain proactive in planning, they sometimes have to be flexible. This means making decisions based on how they affect the community as a whole, not just one particular parcel. But by the same token, the comprehensive plan is a locally and legally adopted document, and substantial and/or unjustified deviations from the plan can render it ineffective.

The following paragraphs provide general descriptions of the various land uses that are provided for on the Future Land Use Map. These descriptions should be considered in conjunction with the Future Land Use Map, as the name of each proposed land use classification (e.g. Agricultural) may not be entirely representative of the intent of the plan.

Agricultural

In its 1997 Census of Agriculture, the United States Department of Agriculture reported that in the five years from 1992 to 1997, the number of full time farms in Licking County decreased by five percent. However, as local and world populations increase, agriculture is becoming a more vital part of a sustainable society.

Agriculture is already a vital part of both the Washington Township community and economy. According to the Ohio State University Extension’s Exurban Change Project, about 65% of the land in Washington Township was being used for agriculture in the early 1990’s. Furthermore, the Washington Township Community Survey indicated that 44% of the respondents who work in Washington Township have an agriculture-related job.

The results of the Community Survey and the community visioning are overwhelmingly supportive of agriculture and the type of community that it inspires. For example, 96% of the survey respondents support Washington Township in maintaining its rural atmosphere, and 91% cite a rural environment as a major reason for living in the Township. In addition, maintaining farm profitability was ranked #3 among the priorities identified at the community visioning. As a result, preserving agriculture within the community must remain the focus of any plan for the future.

Despite the importance of agriculture in Washington Township, some residential development is still likely to occur. As Columbus and Franklin County continue to grow, and as Central Ohioans continue to look for rural areas in which to live, Washington Township will become more attractive for non-agricultural uses. This means that residential and commercial uses could be located near agricultural operations, and future residents and business owners should be aware of the inconveniences that can arise, such as odors, noises, and traffic conflicts.

It should also be noted that the areas on the Future Land Use Map that have been designated as Agricultural are not necessarily for agricultural use only. Single-family residences are also permitted and intended for these areas. However, the Community Survey indicates that approximately 79% of respondents feel that the minimum lot size for a new home should be five acres or more. Maintaining a five-acre minimum lot size in the Agricultural district would serve to deter major development and would ultimately assist in preserving a rural atmosphere. In this case, residential development in the Agricultural district would be of a *rural residential* nature.

Residential

While preserving agriculture is at the core of this plan, it is also important to allow for some affordable housing in the Township. Many families who would like to live in Washington Township, and whom the Township would like to count as residents, would find a five-acre minimum to be too cost prohibitive to build a home. It should also be considered that the highest ranked priority at the community visioning was designating areas for industrial development, and an industrial workforce requires affordable housing.

During the process of developing the Washington Township Comprehensive Plan, the Planning Committee learned about Planned Unit Developments, or PUDs. The basic premise behind the PUD is flexibility in subdivision design standards. By allowing homes to be built on smaller lots without increasing the density that would otherwise be permitted, building sites can be clustered on a site. Clustered lots provide for a more efficient design, since they require fewer linear feet of roads and utility lines. More importantly, allowing smaller lots means that local zoning can require more open space to be preserved within a development. (64 percent of the Community Survey respondents felt that it is necessary to plan for open space.) In fact, developers could be required to permanently dedicate up to 50 percent of every proposed development to open space.

In order to promote planned unit developments as the primary choice for residential development in Washington Township, a PUD district should be designed and added to the Washington Township Zoning Resolution. It should be created in such a way as to inspire development that is efficient in design; preserves open space, environmentally and ecologically sensitive areas, and rural character; mixes compatible uses; and is pedestrian-oriented. Proposed PUD development plans should also be submitted to and reviewed by Washington Township officials.

Finally, all other residential districts should be removed from the Washington Township Zoning Resolution. In doing so, future residential development would be

limited to either the requirements set forth in the PUD district or the rural residential requirements of the Agricultural district.

Industrial/Commercial

An important consideration in community land use planning is fiscal stability, and different land uses obviously generate different levels of revenue. There is a general misunderstanding that replacing agricultural land with residential development generates more tax revenue for a community, but one must consider the cost of community services associated with each land use. While farms often contribute less tax dollars to the local economy, they require very few community services. Residential developments, on the other hand, bring miles of additional roads to be maintained and add children to local school districts. Quite often, residential developments end up being a drain on community coffers. Therefore, allowing only residential land uses to infiltrate an agricultural community can be detrimental to its fiscal health.

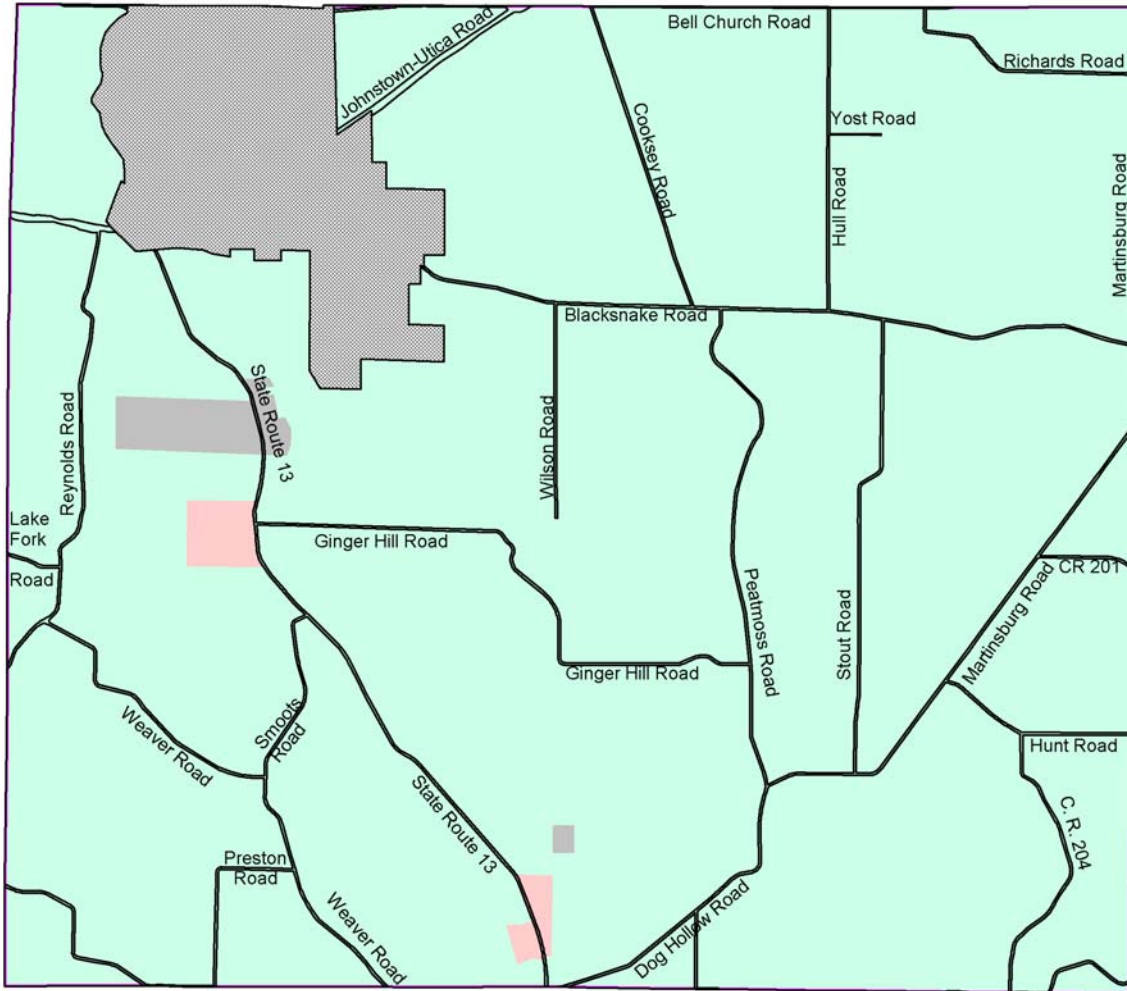
By contrast, industrial and commercial land uses can be very effective in stabilizing local economies. These types of land uses have very high revenue potential, and they bring jobs to the community. Most importantly, the community services that they require are usually very reasonable in comparison to the tax dollars that they generate. When properly planned, industrial and commercial development can be a huge asset for a community.

In order to maintain the agricultural integrity of Washington Township, industrial land uses should be reserved for the areas of the township in which industrial uses currently exist. These areas include the vicinity of the Olen Corporation immediately north of St. Louisville and that of Licking Rural Electric south of Utica on S.R. 13. Commercial development may also be relegated to these areas, as well as to the strip of existing commercial uses west of Utica on the south side of U.S. 62. Small, local businesses, such as markets for farm produce or other local goods, would be appropriate along U.S. 62 east of Utica.

Parks and other Recreational Uses

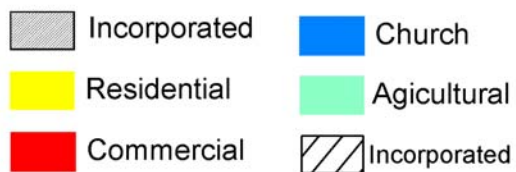
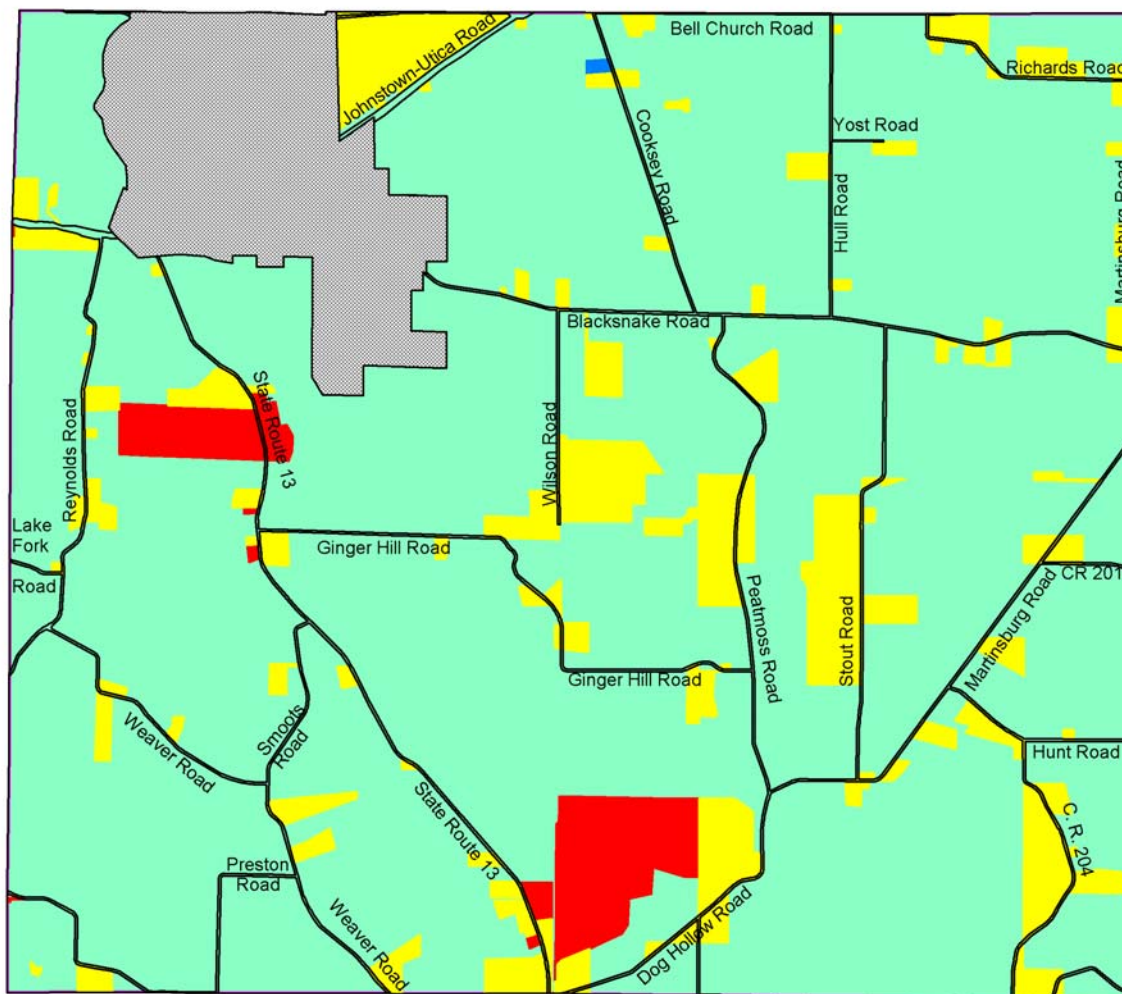
In order to foster a sense of community within the township and to provide a place where residents can meet for active recreation, areas for parks and recreation should be included on the Future Land Use Map. The corner of Washington Township west of Utica and north of U.S. 62 is an appropriate place for this designation, as the Licking River and its associated floodplain provide a park-like setting that would not otherwise be appropriate for development. A park plan for this area should preserve its natural beauty while providing amenities such as trails, educational opportunities, and/or sports facilities for the residents of Washington Township and other nearby communities.

Zoning Map

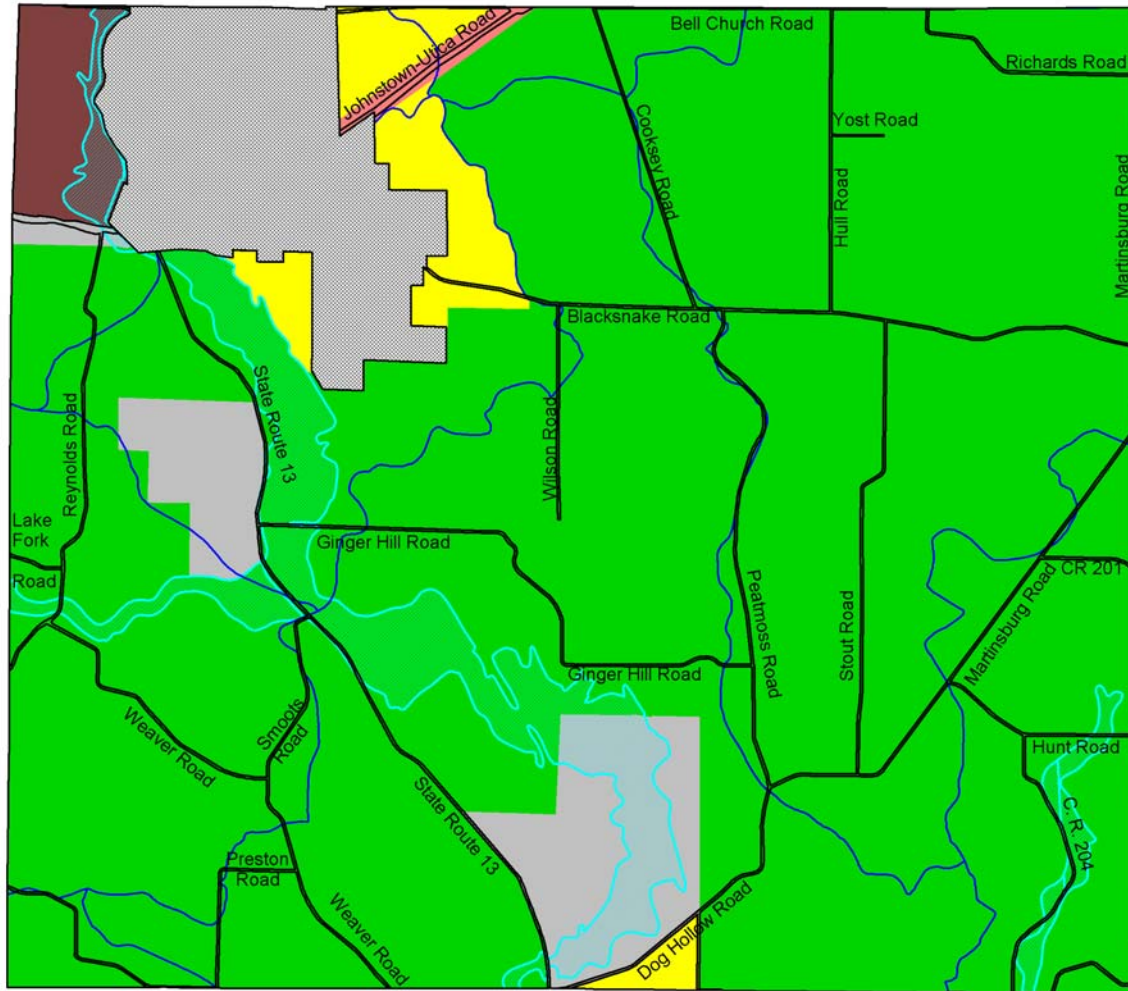










- | | |
|--|---|
| B-1 | Incorporated |
| Agricultural | M-1 |

Existing Land Use Map



Future Land Use Map



- | | |
|---|--|
|  Commercial/Industrial |  Agriculture |
|  Parks/Recreation |  Incorporated |
|  Residential |  Floodplain |
|  Small/Local Business |  Watershed |

Appendix I



Survey Results Methodology

The members of the Washington Township Planning Committee and the staff of the Licking County Planning Commission had an obligation to report the results of the community survey in a responsible manner. Whether it happens intentionally or as a result of faulty methods, statistics can easily become misleading. It is therefore important to exercise care when selecting calculation methods as well as to clearly report the methods that were used. Following is a brief inventory of the methods used to calculate the data that is presented in the summary of results.

Response Rate Methodology

The response rate listed at the top of the survey results reflects the percentage of the *mailed* surveys that were completed and returned. While the answers that were found on the surveys that were available for pick-up at the Utica post office were compiled with the rest of the results, those surveys are not reflected in the response rate. Furthermore, surveys that were mailed and were returned as “undeliverable” due to incorrect addresses or other reasons were not included in the response rate calculation. The following formula was therefore used to calculate the response rate:

$$(\text{total surveys completed} - \text{surveys from pickup location}) \div (\text{total surveys mailed} - \text{surveys returned by post office})$$

Percentage Calculation Methodology

The data in the summary of results is presented in two forms for the majority of the questions. When possible, the counts, or actual quantity of responses, for each possible answer are displayed. The percentage of the responses that each answer represents is also displayed. However, the method that was used to calculate that percentage depends upon the nature of the question itself.

In most cases, and unless otherwise noted, the percentage displayed reflects the percentage of the respondents who selected that answer on the surveys on which that question was answered only. In other words, there is not a “did not answer” category, and these percentages do not take into account the surveys on which that particular question was not answered at all. In these cases, the figures indicate the *percentage of total answers for that question* commanded by that selection, and the percentages should sum up to 100%. The formula used is as follows:

$$\% = (\# \text{ of times answer was selected}) \div (\text{total answers selected for that question})$$

Finally, there are several questions on which multiple answers could be selected. For these questions the percentage of total *answers* would not reflect the percentage of respondents who selected that answer and would therefore be skewed. For this reason, the figures for questions on which multiple answers could be selected reflect the percentage of *total surveys completed* on which that answer was selected. For these questions, the figures likely will not sum up to 100%, and the formula is as follows:

$$\% = (\# \text{ of times answer was selected}) \div (\text{total \# of surveys completed})$$

Survey Comments

32. *Do you know of any historically relevant sites in Washington Township that you would like to see preserved?*

1. Ye Olde Mill
2. The Washington Township Old Yellow School
3. All farms
4. Churches, History Museum, etc. Cemeteries located on farmland/under or around railroad sites.
5. Farmland
6. All the old buildings that line the main drag thru Utica
7. Lake behind Coad's Potato Farm
8. Schoolhouse of Stout/Martinsburg Rd.
9. Olde Mill
10. Peat Moss drainage ditch, Smoots Lake, Coad Cemetery
11. My farm built by William Smoots in 1893; & the Coad Homestead
12. Ye Olde Mill
13. River Bed
14. Bell Church of Christ
15. Train Station on North End of Town
16. Indian Mound in Homer

34b. *If no, what changes should be made?*

1. I really don't know how the tax dollars are spent. Is there a report made some time during the year letting you know where the taxes go?
2. I don't know how they are being spent.
3. Better services for my money.
4. Pave roads versus constant grading – Long term investment.
5. Do away with Township government – not necessary today – county can do it.
6. Not all the time. I often question methods used and things done. Example: The extremely poor construction on Bell Church Rd.
7. Most roads are paved and the rest need to be.
8. Township government should become more visible.
9. What is it spent on?
10. Repair of potholes before they get really bad.
11. Salary too high for hours served.
12. Put more on roads.
13. Don't see records – You put salt on the road that cost each year other than asphalt.
14. Don't know how it is being used.
15. Pave the roads at \$35-\$45 – a ton is a one time cost. You're getting 5-6 truckloads of salt a year at \$10 a truckload is very poor dust control.

35. What improvements, if any, would you like to see made in your township?

1. More support to local business.
2. More community events.
3. None.
4. Better roads.
5. Take better care of the roads and ditches.
6. Pave Wince & Reynolds Roads.
7. Better signage for horse drawn vehicles – clean up properties that have trash accumulated in yard.
8. More business in downtown Utica.
9. We need commercial development along Rt. 13 & 62 and leave the rest as Agricultural and Residential – We need jobs local.
10. Elimination of Township government.
11. Blacktop all roads.
12. Cleanliness.
13. Would like to see more children at play signs on out township roads where there is high children population.
14. Make more efficient in paving townships roads to reduce erosion, dust, & gravel maintenance.
15. Speed limit of 35 MPH on Township Roads, 45 on County Roads, and ENFORCE THEM.
16. Paid Fire and EMS service to improve response time which will increase the twp. standing and decrease in the run insurance rates, improve the level of service.
17. A convenient recycling drop-off center for plastic, paper, aluminum, glass, etc. Plant trees/pines along roadways.
18. Pave Ginger Hill Rd.
19. Reduce speed limit to 45.
20. Better understanding and implementation of road building codes to properly build and “drain” roadways.
21. Culvert repair done even if residents live in Township but culvert borders a county road.
22. I think the suggested newsletter or report would be an excellent idea, better communicated with township landowners is very important so that all have a say in planning and proposed changes.
23. Culvert replacement on County Road – Blacksnake.
24. More law enforcement on our road to control the speed limit.
25. Central water – quality, safe drinking.
26. Bike trail from Newark to Utica. Township hiking trail going East-West and North-South follow ridges.
27. Larger lot sizes in Washington, Newton, and Eden Townships.
28. Speeding violations enforced on Peatmoss Rd. Littering violations enforced on all rural roads. Some type of law enforcement presence on Peatmoss Rd. All the sheriff has to do is park in my driveway to see people going 80 MPH down Peatmoss Rd.
29. Some kind of law enforcement to stop mail box destruction and if possible amish buggy lighting.

30. 5 acre house lots on non-farming or farmable ground – 30 acres house lot on farm ground.
31. Paved roads.
32. Blacktop removed from roads (Township) creates serious hazards in snowy conditions.
33. Leave as is.
34. Look at homes with trash in yards and on porches. Clean up Utica – plant flowers.
35. Its time that all roads are paved.
36. Look at who is getting your EMS money and who (dept) is taking the squad runs.
37. Paved gravel roads.
38. Swimming pool – more things for kids to do – daycare.
39. Trustees need to do their jobs.
40. Roads and ditches cleaned out for better drainage.
41. A quality newsletter to let folks know who and what the township is doing.
42. Noise control from drilling or pumping rigs?
43. Road sign at corner of Bell Church and Richards Rd.
44. Do away with St. Louisville Police.
45. 35 MPH.
46. Membership committees made up of the same families you should involve other residents.
47. Lined roads for easier travel.
48. Asphalt roads – cost less in the long run.
49. Controlled growth, enforcement of codes & zoning.
50. Stickle Rd. needs paved, ditch repair and culvert repair.
51. Haunted Forest Done away with – it is a pain to people on township road.
52. Pave roads – going to be less money in the next 2 years to take care of the needs.
53. Speed limits on township roads enforced at 35 MPH speed limits on county roads enforced at 40 MPH.

Other Comments

1. Thanks, I think this type of action will make the town a better place to live.
2. Do what is best for us not what other townships or Licking County tell you what we should do.
3. Please note one of our deciding factors for locating here was the fact that there were minimal zoning regulations on the land. We had small show pygmy goats and everywhere we looked in outlying counties and townships there were so many restrictions on the land that was ridiculous, especially when you consider the minimal asking price for undeveloped acreage was \$6,000 per acre. We jumped at this home and property and paid full price simply due to the low restrictions.

Appendix II: Community Visioning Comments

Vision I: Describe how you picture Washington Township in 20 years if current trends in the community continue.

1. Driveway every 300 feet
2. Rapid growth
3. Change in rural atmosphere
4. Loss of farm community
5. Road frontage sold off
6. Increased demand for suburban services
7. Conflicts over services offered to new residents
8. Groundwater resources
9. Loss of history with new residents
10. Retail, commercial, and industrial growth
11. Increased taxes
12. Losses due to CAUV interpretation
13. Increased crime
14. Increased taxes due to inflated values
15. Slam the door behind them
16. Agriculture with city-oriented people (economic)
17. No expanding M-1 or B-1
18. No plan for parks and recreation
19. No plan for business development
20. Better roads for increase in traffic
21. Zoning laws not changing
22. Preserving family farms
23. Buried utilities
24. Close-minded community as a whole
25. Strong zoning to preserve rural character
26. Schools created at a low cost to cover growth
27. Preserve North Fork Watershed
28. Fire and EMS Services needs increase

Vision II: Describe how you picture an ideal Washington Township with no money concerns or limitations.

1. Controlled growth in rural areas
2. No lot restrictions (land use/AG/permitted uses)
3. Sports activity center/facilities for youth and aging residents
4. More industry to support schools and community
5. Township police force
6. Well-manned fire and EMS
7. Paved roads
8. Local AG products market/co-op
9. Plenty of planning/foresight
10. Support for schools and teachers
11. Community involvement in all aspects of local decision-making
12. Limit Franklin County migration

13. Crime-free
14. Conserve water/soil resources and preserve for future generations (North Fork Licking)
15. Controlled pollution from industry
16. Balance between residential, farming, and industry
17. B-1, M-1, and residential growth around the Village of Utica with services via the Village
18. Small town (no malls, chain stores) (family businesses only)
19. Cluster housing
20. Water problems (supply)
21. Have a plan that supports cluster, rural, historical, etc. (that everyone can live with)
22. Rural, quiet, neighborly. Keep housing attached to Village proper
23. Provide recreational areas (pools)
24. Township joint fire and EMS together (township/village one department)
25. Community events (4-H, Grange)
26. Preserving family farms
27. Trust (less crime)
28. Good schools
29. No mega-farms
30. Proper road design
31. Revitalization in the Village (more businesses creates tax dollars)

Imagine the Future: What can we do to make the Washington Township community the best that it can be in the coming years?

1. Community involvement/activities
2. Designate an area for industry and tax base
3. Regulations and restriction (create stronger ones and enforce them)
4. Strong leadership from trustees
5. Land trusts for farmland
6. Promote selling of development rights to preserve farmland
7. Joint fire district
8. Expand Village limits
9. Require a ratio of industry to residential
10. Conservation zoning
11. Limit abatements
12. Add public services (e.g. adult day care, swimming pool)
13. Education of adults and youth about importance of preserving rural life (zoning, comp plan)
14. Residential development around Village
15. Create a Village comp plan
16. Senior housing
17. Open space tax incentives
18. Farm profitability

